



## **Arlington Zoning Board of Appeals**

**Date:** Tuesday, January 11, 2022  
**Time:** 7:30 PM  
**Location:** Conducted by remote participation  
**Additional Details:**

### **Agenda Items**

#### **Administrative Items**

1. **Remote Participation Details**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.

When: Jan 11, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/join>  
<https://town-arlington-ma-us.zoom.us/meeting/register/tZEvdU2gpjWtG927inccqB8SFviadOKcraQ>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 839 5868 3154

Find your local number: <https://town-arlington-ma-us.zoom.us/join>

Dial by Location: 1-646-876-9923 US (New York)

#### **Hearings**

2. **83 Palmer Street**
3. **16-18 Swan Place**
4. **Docket # 3677 : 25 Highland Avenue**
5. **Docket # 3685 : 47 Crosby Street**
6. **Docket # 3686 : 238 Park Avenue**

7.     **Docket # 3684 : 121 Brattle Street**

**Meeting Adjourn**



## **Town of Arlington, Massachusetts**

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### **Remote Participation Details**

#### **Summary:**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

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Meeting ID: 839 5868 3154

Find your local number: <https://town-arlington-ma-us.zoom.us/j/adNWeNXzLr>

Dial by Location: 1-646-876-9923 US (New York)



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## **Town of Arlington, Massachusetts**

**83 Palmer Street**



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## **Town of Arlington, Massachusetts**

**16-18 Swan Place**



## Town of Arlington, Massachusetts

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**Docket # 3677 : 25 Highland Avenue**

**ATTACHMENTS:**

Type	File Name	Description
▢ Reference Material	ZBA_Package__25_Highland_Avenue__Special_Permit.pdf	ZBA Package, 25 Highland Avenue, Special Permit



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

#### LEGAL NOTICE / NEW AND CONTINUED HEARING

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **WR Builders Inc.** of Newton, Massachusetts on October 10, 2021, a petition seeking permission to alter their property located at **25 Highland Avenue - Block Plan 127.0-00050003.0** Said petition would require a Variance and Special Permit under **Sections 6.1.10 (A) and 8.1.3 (B)** respectively of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petitions will be conducted remotely via "Zoom" **Tuesday evening January 11, 2022 at 7:30 P.M** or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:

[https://town-arlington-ma-us.zoom.us/meeting/register/tZMkd-](https://town-arlington-ma-us.zoom.us/meeting/register/tZMkd-murTssGdFShvZ8W9NJD8593-JnRDPd)

[murTssGdFShvZ8W9NJD8593-JnRDPd](https://town-arlington-ma-us.zoom.us/meeting/register/tZMkd-murTssGdFShvZ8W9NJD8593-JnRDPd)

for documentation relating to this petition, visit the ZBA website at [www.arlington.gov/zba](http://www.arlington.gov/zba).

**DOCKET NO 3677**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

**From:** "Rick Vallarelli" <RVallarelli@town.arlington.ma.us>  
**To:** "Ken McConnell" <KMcConnell@town.arlington.ma.us>  
**Date:** 12/17/2021 12:03 PM  
**Subject:** Fwd: 25 Highland Ave

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Richard J Vallarelli  
Zoning Board Administrator  
Building Inspector, Town of Arlington  
Massachusetts

From: "Rick Vallarelli" <RVallarelli@town.arlington.ma.us>  
To: ramolpartners@gmail.com  
Cc: "Christian Klein" <cklein@town.arlington.ma.us>, "Patrick Hanlon" <phanlon@town.arlington.ma.us>, "Roger DuPont" <rdupont@town.arlington.ma.us>, "Kevin Mills" <kmills@town.arlington.ma.us>, "Kelly Lynema" <KLynema@town.arlington.ma.us>  
Date: Fri, 17 Dec 2021 11:03:41 -0500  
Subject: 25 Highland Ave

Good Morning ,

On November 23, 2021, your case was continued to January 11, 2022. At the time, the Board requested additional information with respect to the Variance request for front yard parking.  
Please submit the additional documentation the Board asked for ASAP.  
In addition to the continuance, you are also applying for a Special Permit under Section 8.1.3 (B) due to the lack of Usable Open Space and the proposal to add additional living space by way of a dormer and finished basement.  
The application for the Special Permit contains inaccurate and missing information.  
Without an accurate Application, it will be impossible for the Board to render a decision.  
Also, the existing plot plan shows a rear porch that is in violation of the required rear yard setback. You may reconstruct the porch in its original location or apply for a Variance.

Richard J Vallarelli  
Zoning Board Administrator  
Building Inspector, Town of Arlington  
Massachusetts



**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of Rand Partners LLC  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Lack of Usable Open Space  
Section 8.1.3 (B) Special Permit  
Nonconforming Two-Four Dwelling

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 25 Highland Ave with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

We are looking to finish basement and add living space to the unit on the first floor, that will make more space for the future family to reside. We are also looking to finish the attic and add small dormer for the bathroom.

E-Mail: randpartners@gmail.com Signed: [Signature] Date: 8.31.21

Telephone: 617-682-2522 Address: 397 Elliot st, Newton MA 02464

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

R-2 - Two Family

B). Explain why the requested use is essential or desirable to the public convenience or welfare.

Complete renovation and increase of the sq. ft of the property will attract families to the town of Arlington. Larger spaces are more suitable for families and more comfortable

C). Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

Increased finished space will not increase traffic, property will still have 2 units.

D). Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

Increased space in the units will make more usable space for residents and amount of units will stay the same - 2.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

Increased space is only in the basement

and in the attic.

G). Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

Property is staying as two unit

dwelling, the use will not change

by adding usable finished space in

the basement and attic

**TOWN OF ARLINGTON**  
Dimensional and Parking Information  
For Applications to the Zoning Board of Appeals

1. Property Location: 95 Highland Ave Zoning District: R-2
2. Present Use/Occupancy: Two-family No. of dwelling units 2
3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
2588 Sq. Ft.
4. Proposed Use/Occupancy: two-frame No. of dwelling units 2
5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
4161.00 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4,878	4,878	min.
7. Frontage (Ft.)			min.
8. Floor area ratio			max.
9. Lot Coverage ( %)			max
10. Lot Area per Dwelling Unit (Sq. Ft.)			min.
11. Front Yard Depth (Ft.)	24.8	24.8	min.
12. Left Side Yard Depth (Ft.)	7.2	7.2	min.
13. Right Side Yard Depth (Ft.)	14.7	14.7	min.
14. Rear Yard Depth (Ft.)	17.8	9.4	min.
15. Height (Stories)	2 stories	2 stories	max.
16. Height (Ft.)	35	35	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
17A. Landscaped Open Space (% of GFA)			min.
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
18A. Usable Open Space (% of GFA)			min.
19. Number of Parking Spaces	0	0	min.
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)			min.
22. Type of construction	frame	frame	N/A
23. Slope of proposed roof(s) (in. per ft.)			min.

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 25 Highland      Zoning District: B-2

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>4,878</u>	<u>4,878</u>
Open Space, Usable	<u>          </u>	<u>          </u>
Open Space, Landscaped	<u>          </u>	<u>          </u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

**GROSS FLOOR AREA (GFA) †**

Accessory Building	<u>          </u>	<u>          </u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>935</u>	<u>935</u>
1 <sup>st</sup> Floor	<u>1,183</u>	<u>1,183</u>
2 <sup>nd</sup> Floor	<u>1,183</u>	<u>1,183</u>
3 <sup>rd</sup> Floor	<u>          </u>	<u>          </u>
4 <sup>th</sup> Floor	<u>          </u>	<u>          </u>
5 <sup>th</sup> Floor	<u>          </u>	<u>          </u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>860</u>	<u>860</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>          </u>	<u>          </u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
<b>Total Gross Floor Area (GFA)</b>	<u>4,161</u>	<u>4,161</u>

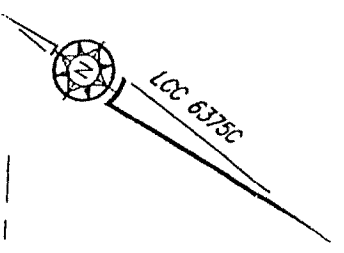
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

**REQUIRED MINIMUM OPEN SPACE AREA**

Landscaped Open Space (Sq. Ft.)	<u>          </u>	<u>          </u>
Landscaped Open Space (% of GFA)	<u>          </u>	<u>          </u>
Usable Open Space (Sq. Ft.)	<u>          </u>	<u>          </u>
Usable Open Space (% of GFA)	<u>          </u>	<u>          </u>

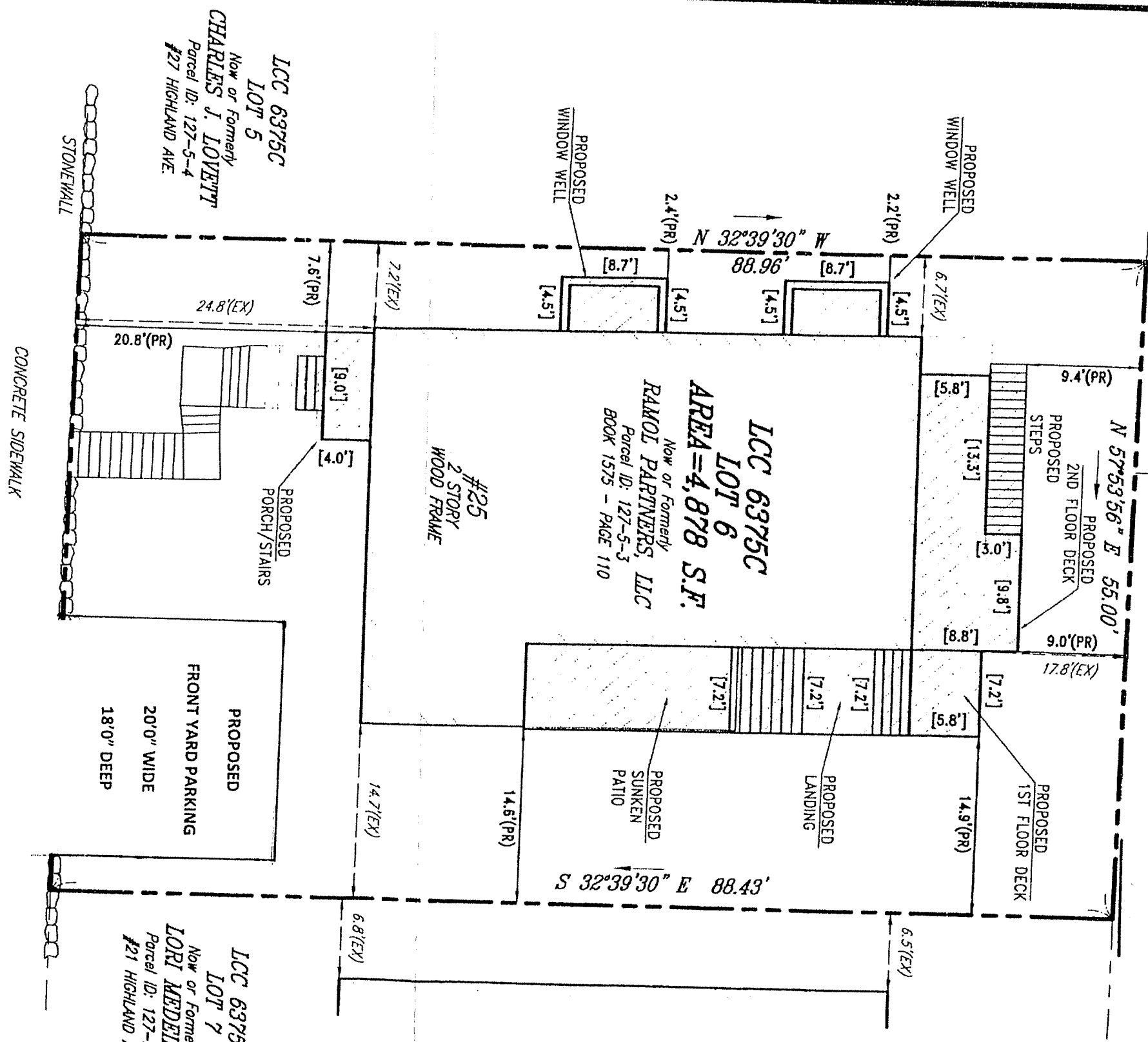
This worksheet applies to plans dated 8.31.21 designed by Derby Square Architects

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



LCC 6375C  
LOT 10  
Now or Formerly  
LAWRENCE GLYNN  
Parcel ID: 127-5-34  
#14 MOULTON RD.

LCC 6375C  
LOT 9  
Now or Formerly  
CHRISTOPHER CAMIRE  
Parcel ID: 127A5-10  
#10-#12 MOULTON RD.

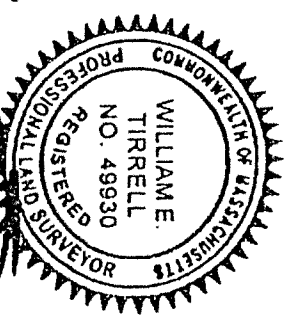


LCC 6375C  
LOT 5  
Now or Formerly  
CHARLES J. LOVETT  
Parcel ID: 127-5-4  
#27 HIGHLAND AVE.

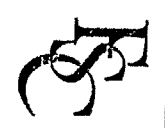
LCC 6375C  
LOT 7  
Now or Formerly  
LORI MEDEIROS  
Parcel ID: 127-5-2  
#21 HIGHLAND AVE.

HIGHLAND AVENUE  
VGC (PUBLIC - 50' WIDE)

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



WILLIAM E. TIRRELL, PLS (MA# 49930)  
8/24/24  
DATE



PLAN FOR PROPOSED ADDITIONS  
25 HIGHLAND AVENUE  
ARLINGTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.  
P.O. BOX 1190 FRAMINGHAM, MA 01701  
PH: 508-628-1444 FAX: 508-873-9292  
WWW.FRAMINGHAMSURVEY.COM

SCALE	1-10	DESIGN BY:	RAW	DATE	AUGUST 24, 2021	CHECKED BY:	WET	DWG. NO.	6211.21	PPR. NO.	6211.21
GRAPHIC SCALE (IN FEET)											

# WR BUILDERS: RESIDENTIAL DEVELOPMENT

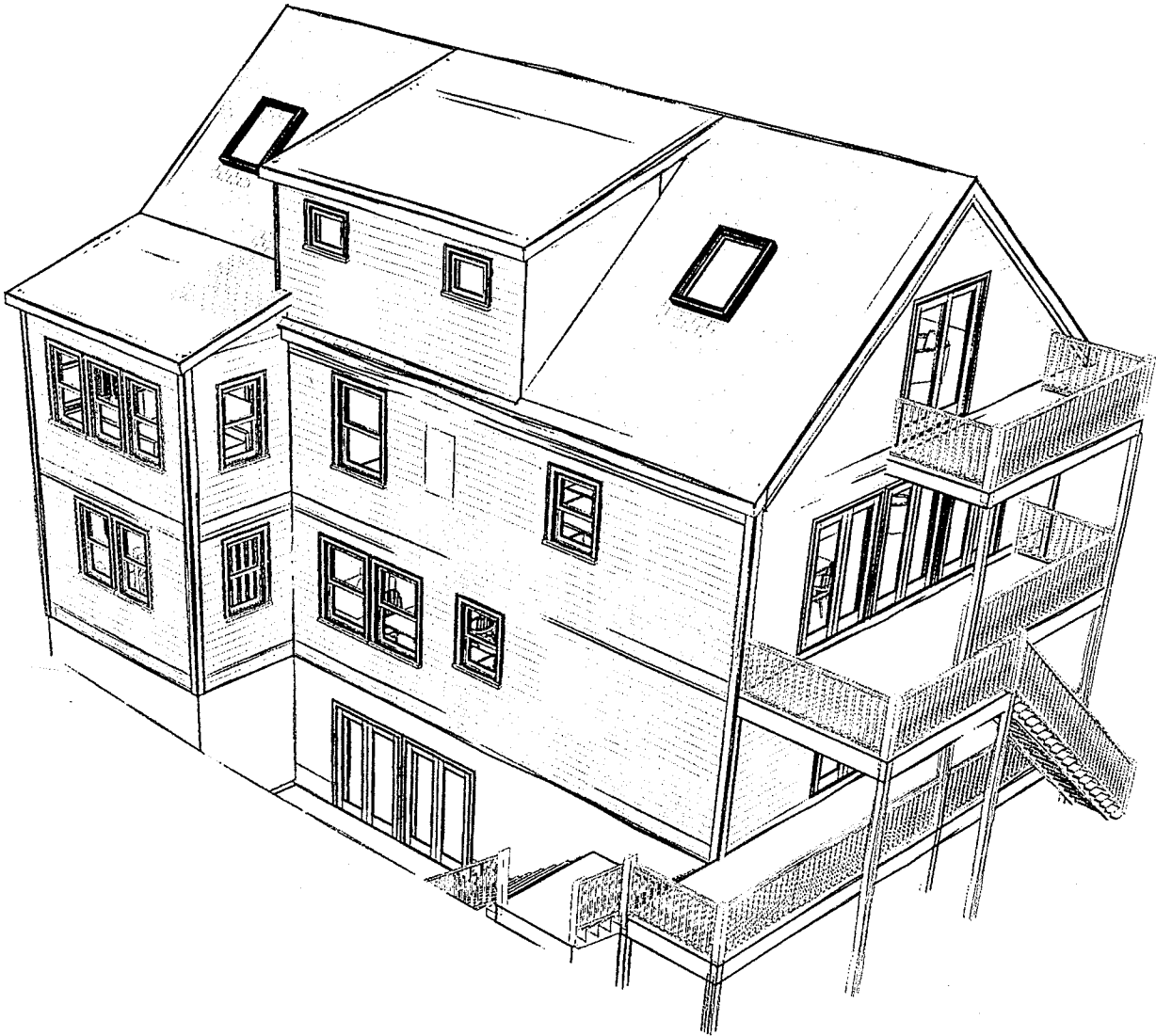
## SCOPE OF WORK

**Work:**  
This work consists of renovating a two family home in Arlington to include new stairs, decks, and interior improvements throughout

<u>Drawing No.</u>	<u>Sheet Name</u>
A0.0	COVER
A1.1	EXISTING AND PROPOSED BSMINT
A1.2	EXISTING AND PROPOSED 1ST
A1.3	EXISTING AND PROPOSED 2ND
A1.4	EXISTING AND PROPOSED 3RD
A1.5	EXISTING AND NEW ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A7.0	DETAILS & CALCULATIONS

### GFA

Ground Level - 935 SF  
First Level - 1,183 SF  
Second Level - 1,183 SF  
Attic Level - 860 SF



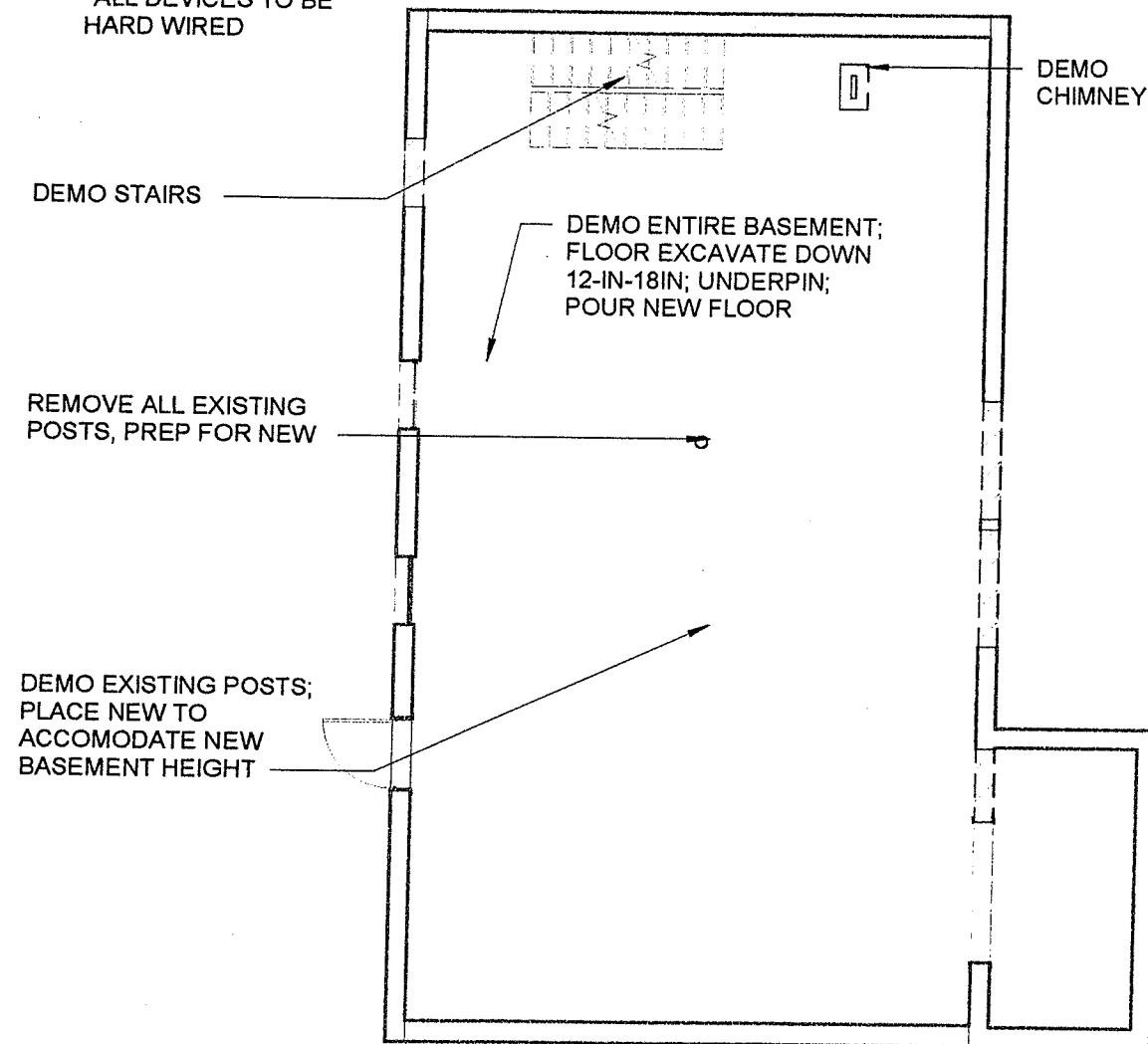
# FIRE ALARM LEGEND

- (S) SMOKE DETECTOR
- (S/CO) COMBO CO2 & SMOKE DETECTOR

\*ALL DEVICES TO BE HARD WIRED

# CONSTRUCTION PHASING KEY

- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL



2 Exist/Demo Basement Floor Plan  
1/8" = 1'-0"

EGRESS WINDOW, MIN 20"X24" NET CLEAR OPENING 5.7 SF SILL HEIGHT MAX 44" IN. CONCRETE WINDOW WELL

NEW WINDOW OPENING

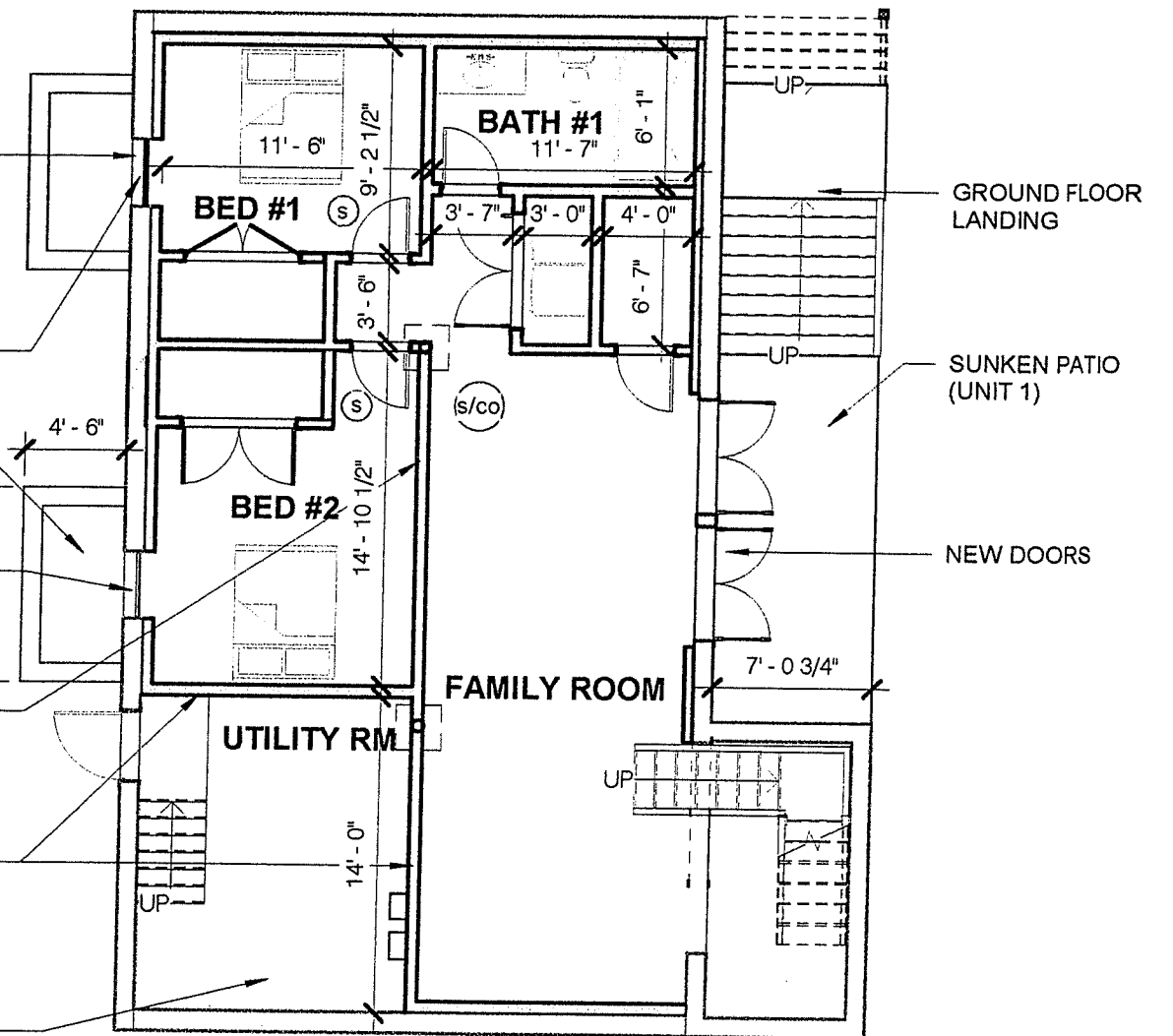
NEW WINDOW WELLS; SEE DETAIL

WINDOW IN EXISTING OPENING

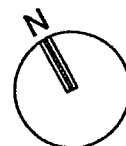
NEW STEEL POST ON 2'X2'X1' CONCRETE FOOTING

1 HR FIRE RATED WALL ASSEMBLY. 1-LAYER OF 5/8" TYPE X SHEETROCK ON EACH SIDE OF WALL

NEW BOILER AND TANKLESS WATER HEATER TO BE INSTALLED IN UTILITY ROOM



1 00 - Basement  
1/8" = 1'-0"



## EXISTING AND PROPOSED BSMNT

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

A1.1

Scale As indicated





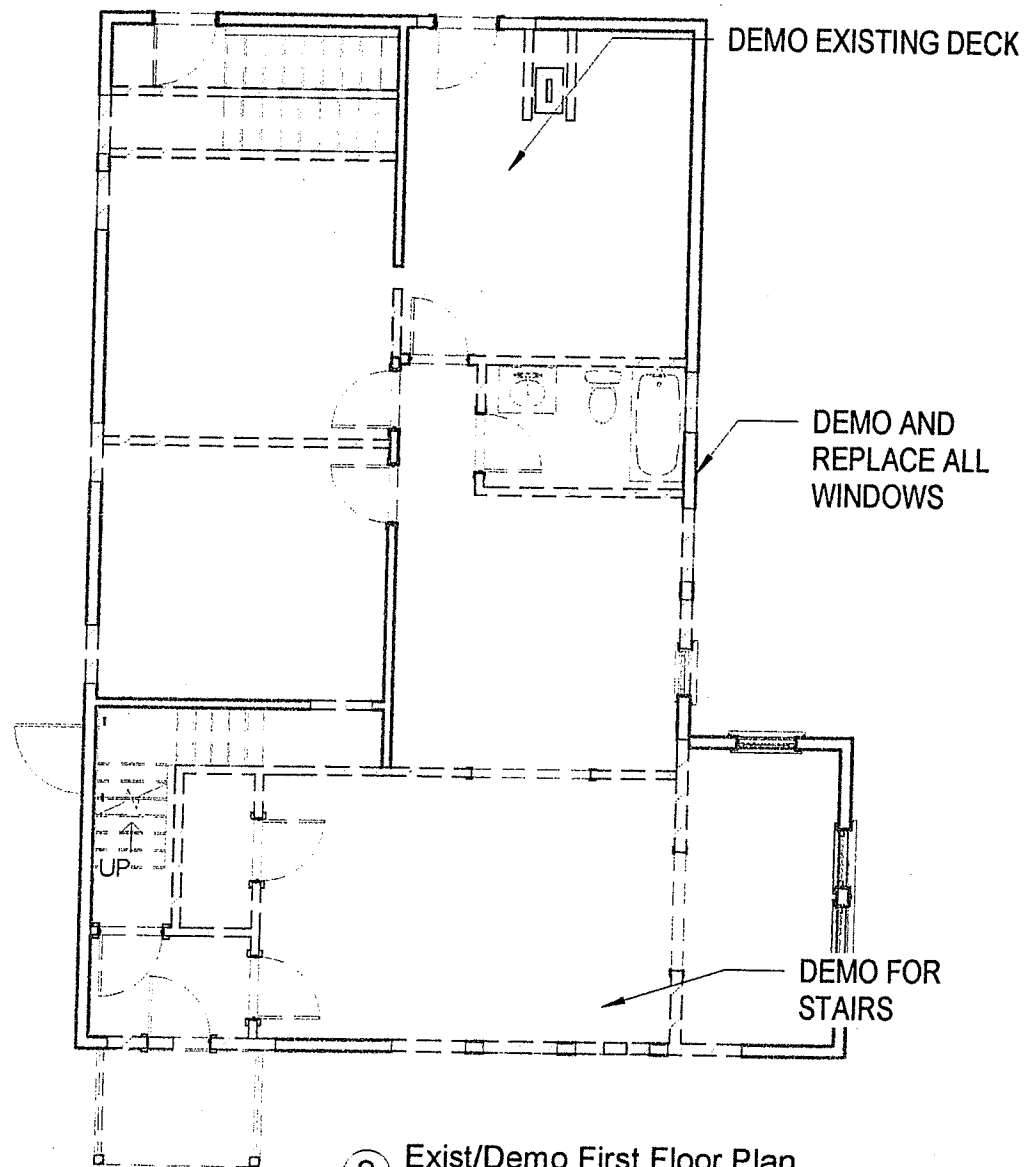
# FIRE ALARM LEGEND

- (S) SMOKE DETECTOR
- (S/CO) COMBO CO2 & SMOKE DETECTOR

\*ALL DEVICES TO BE HARD WIRED

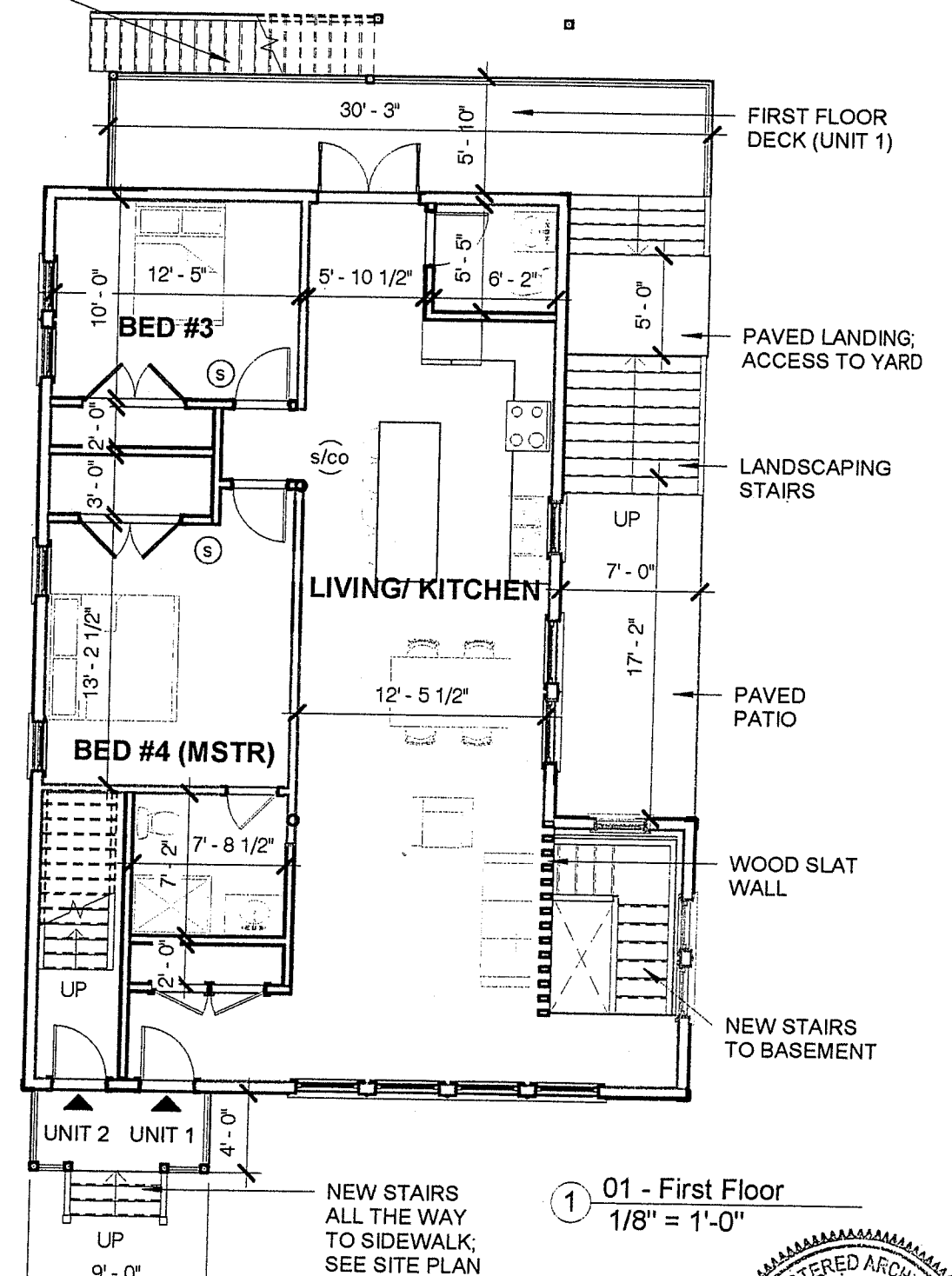
# CONSTRUCTION PHASING KEY

- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL



2 Exist/Demo First Floor Plan  
1/8" = 1'-0"

NEW STAIRS



1 01 - First Floor  
1/8" = 1'-0"

**Derby Square**  
Architects  
10 Derby Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | © All Rights Reserved

**WR Builders**  
**Watertown Development**  
25 Highland Ave, Arlington MA



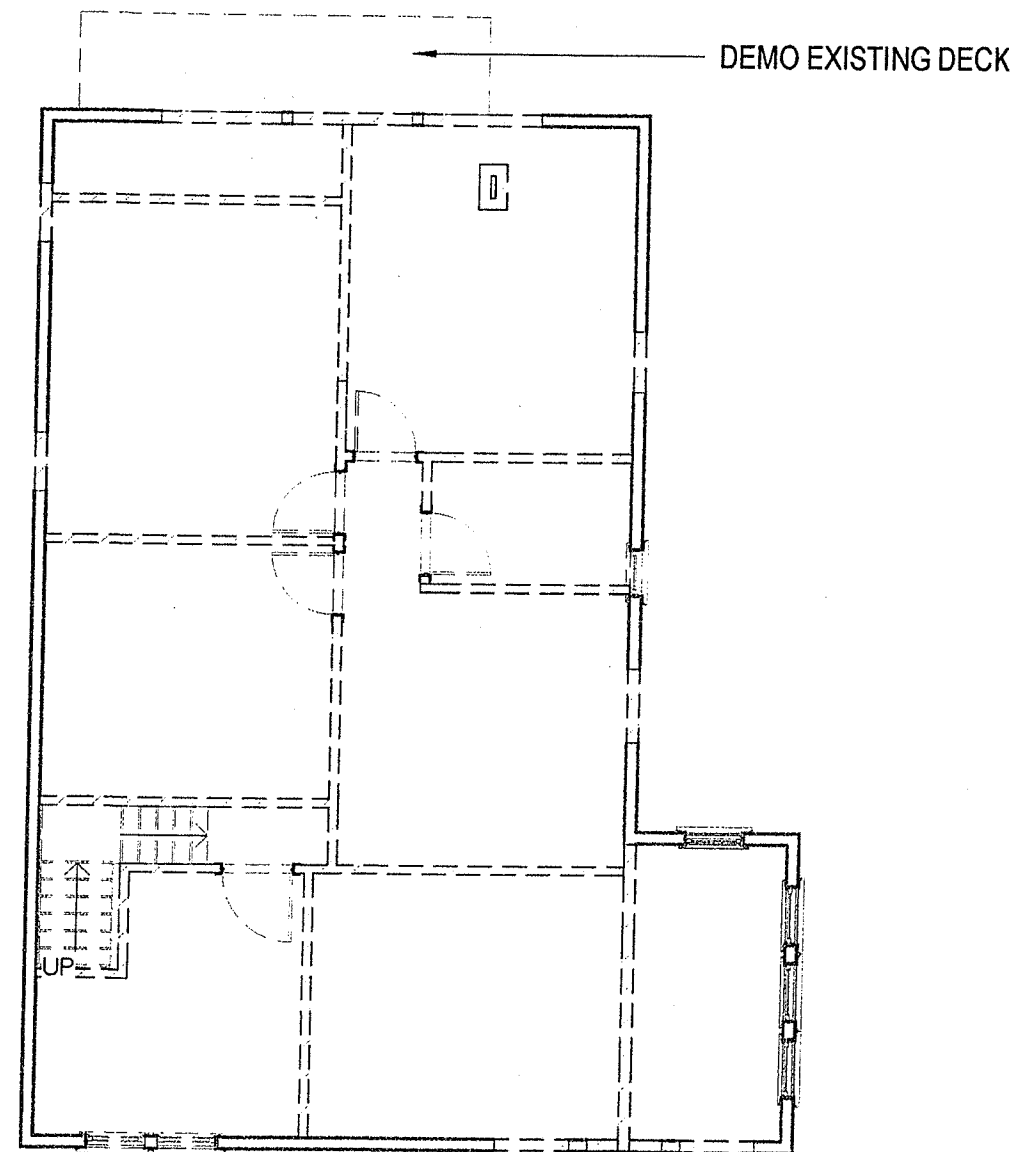
## EXISTING AND PROPOSED 1ST

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

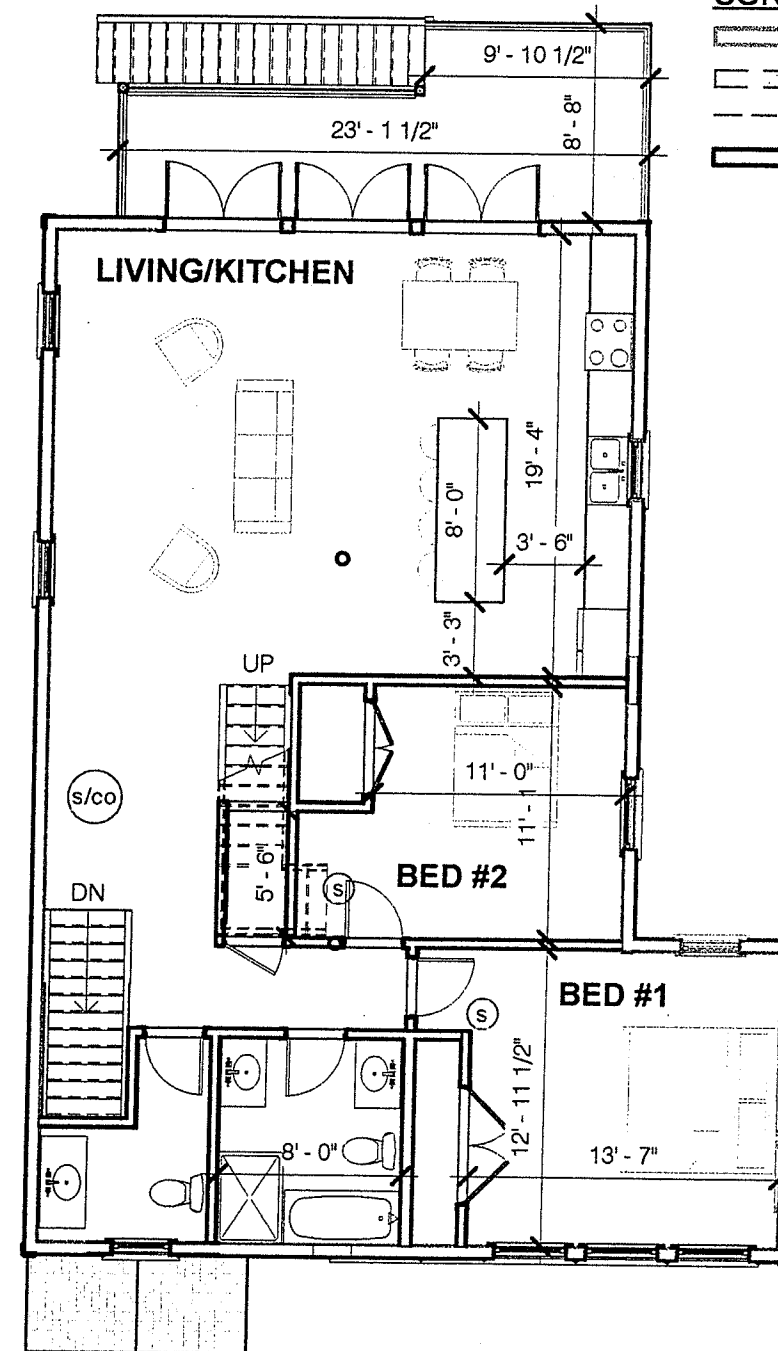
**A1.2**

Scale As indicated



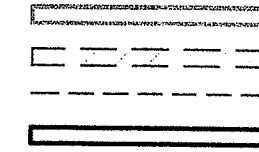


② Exist/Demo Second Floor Plan  
1/8" = 1'-0"



① 02 - Second Floor  
1/8" = 1'-0"

#### CONSTRUCTION PHASING KEY



EXISTING WALL TO REMAIN  
REMOVE WALL  
REMOVE ELEMENT  
NEW WALL

#### FIRE ALARM LEGEND

(S) SMOKE DETECTOR  
(S/CO) COMBO C02 & SMOKE DETECTOR

\*ALL DEVICES TO BE HARD WIRED

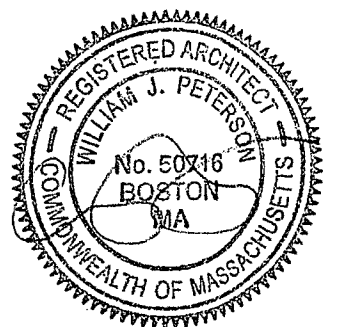


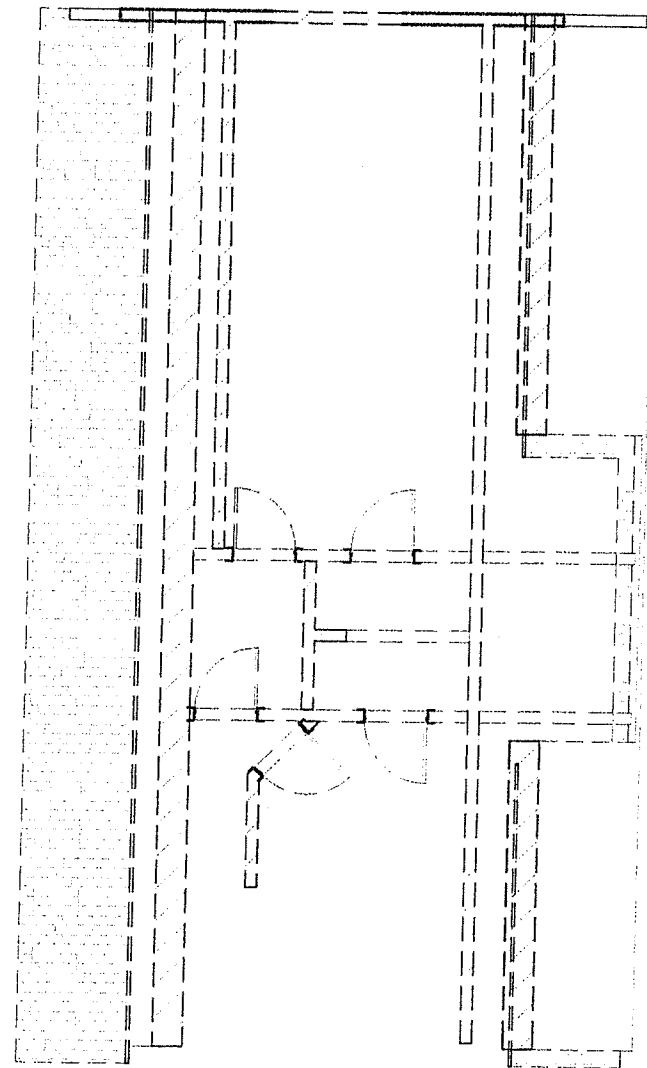
#### EXISTING AND PROPOSED 2ND

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

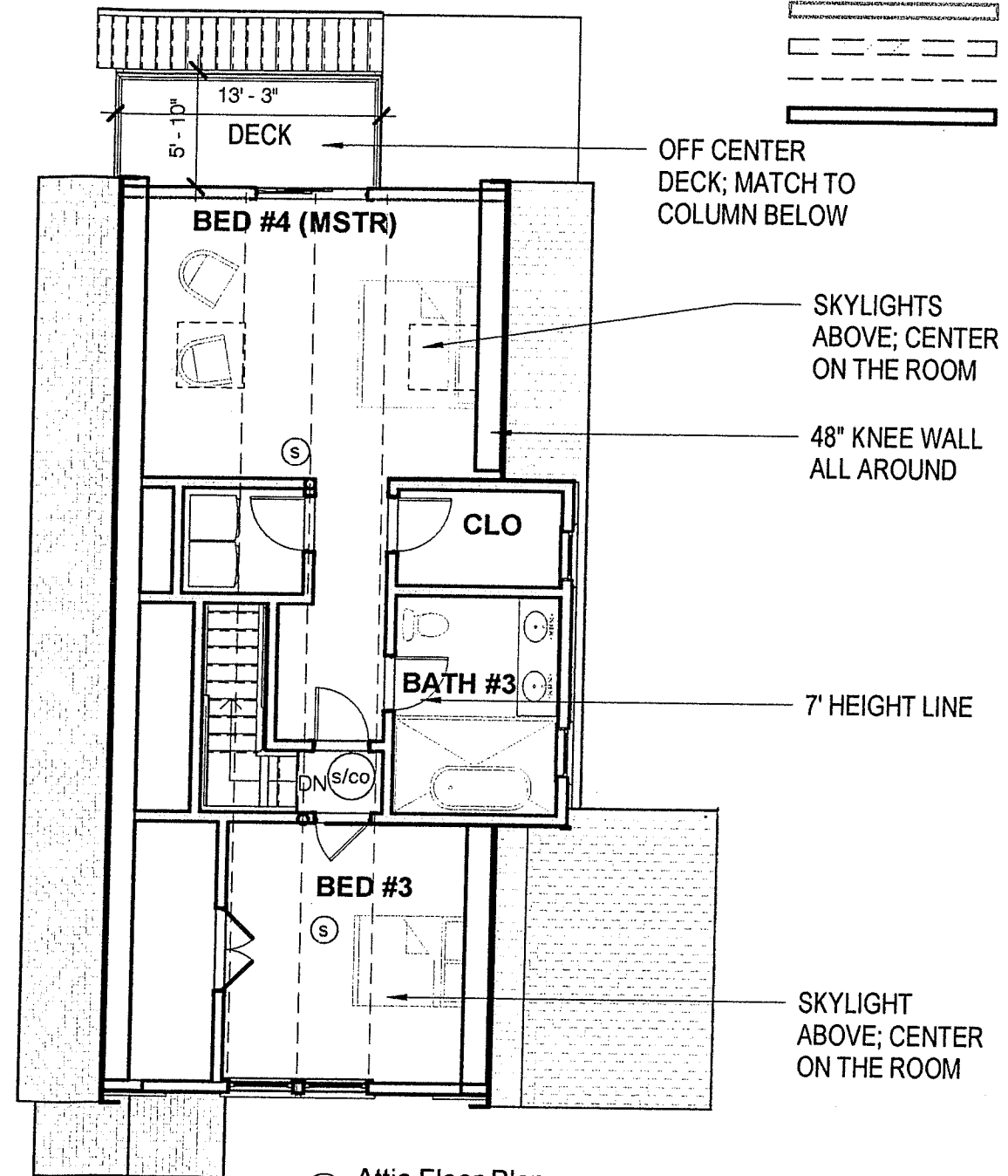
**A1.3**

Scale As indicated



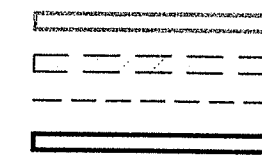


1 Exist/Demo Attic Floor Plan  
1/8" = 1'-0"



2 Attic Floor Plan  
1/8" = 1'-0"

### CONSTRUCTION PHASING KEY



EXISTING WALL TO REMAIN  
REMOVE WALL  
REMOVE ELEMENT  
NEW WALL

### FIRE ALARM LEGEND

(S) SMOKE DETECTOR  
(S/CO) COMBO CO2 & SMOKE DETECTOR

\*ALL DEVICES TO BE HARD WIRED



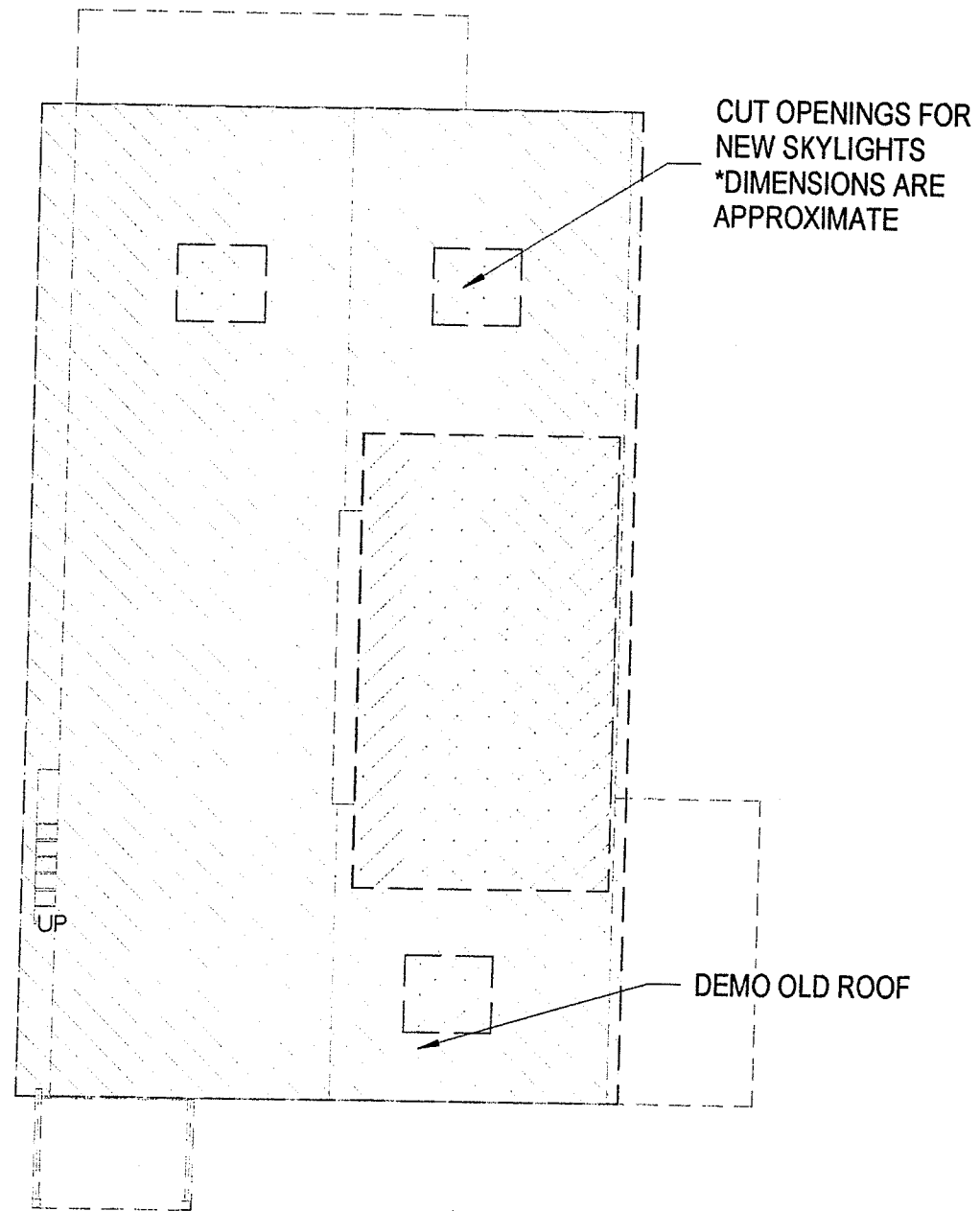
### EXISTING AND PROPOSED 3RD

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

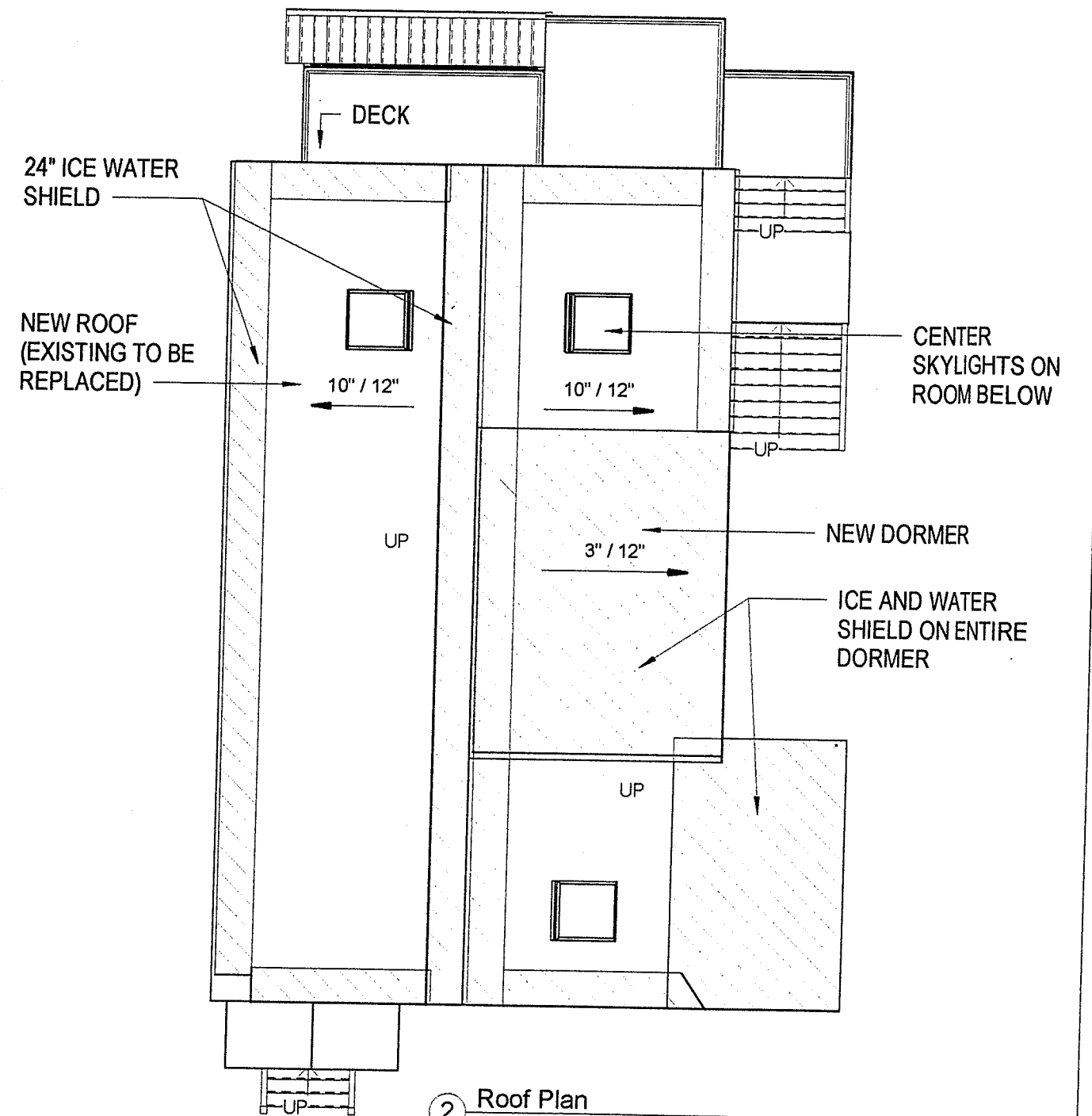
A1.4

Scale As indicated

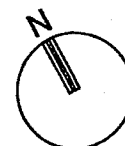




1 Exist/Demo Roof Plan  
1/8" = 1'-0"



2 Roof Plan  
1/8" = 1'-0"



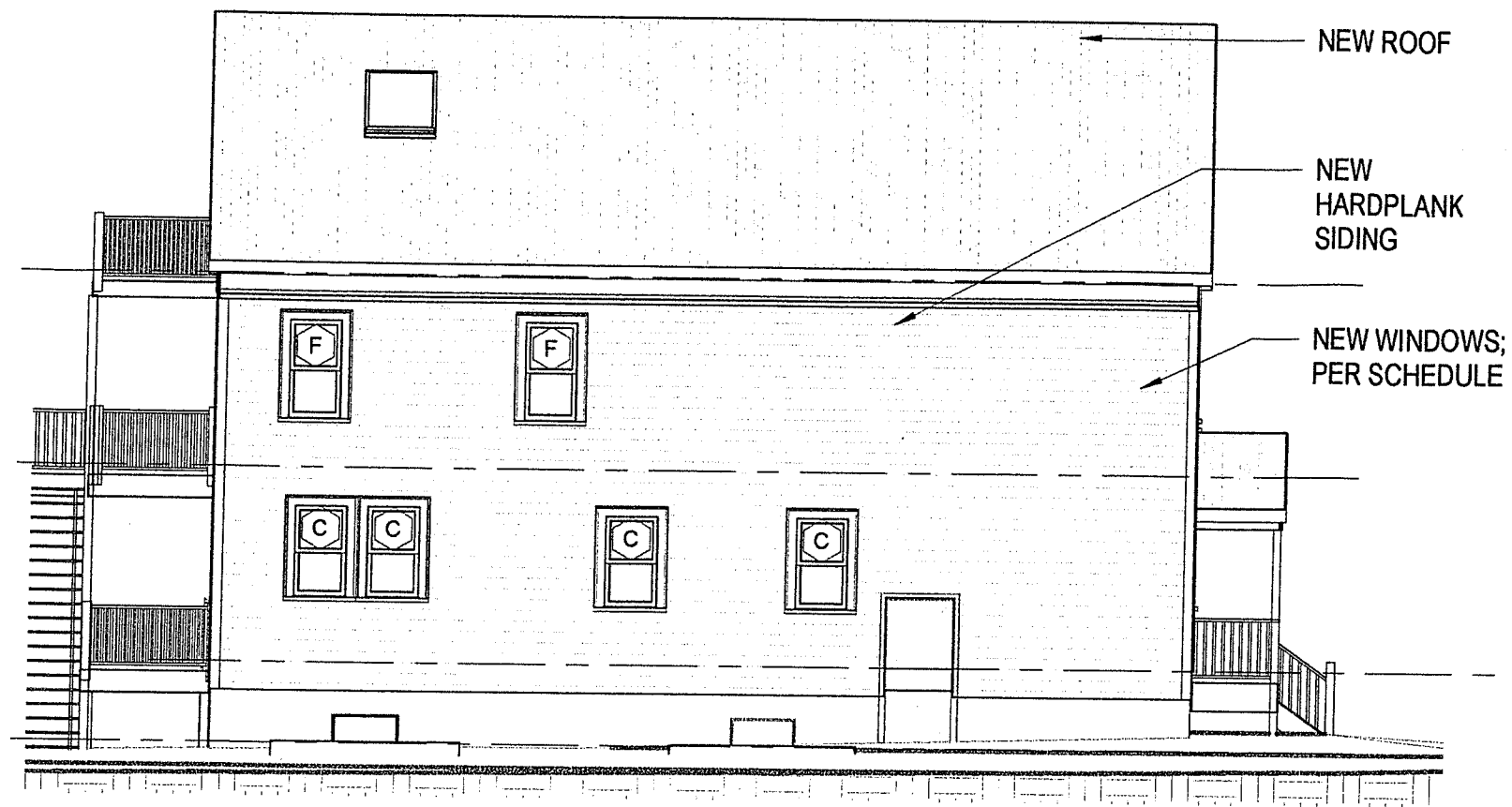
## EXISTING AND NEW ROOF PLAN

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

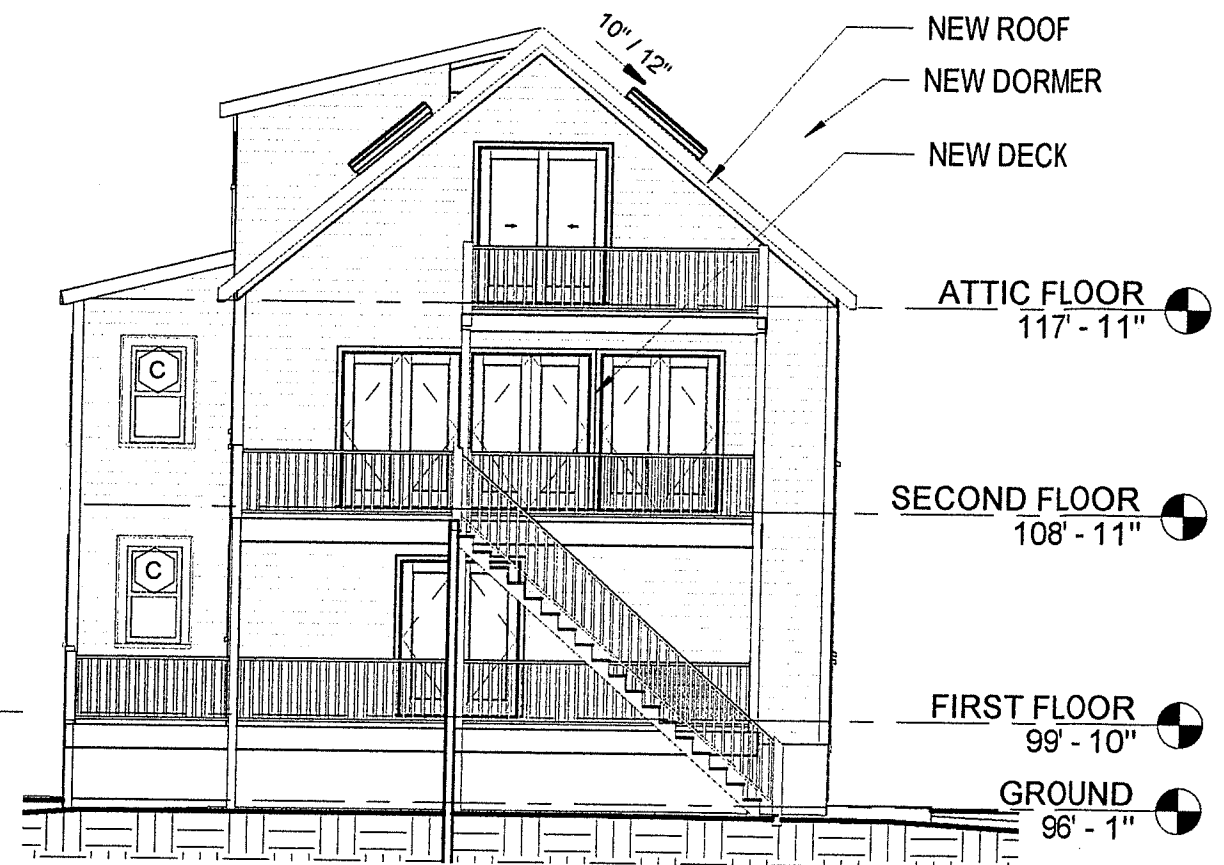
**A1.5**

Scale 1/8" = 1'-0"





② PROPOSED RIGHT SIDE ELEVATION  
1/8" = 1'-0"



① PROPOSED REAR ELEVATION  
1/8" = 1'-0"

#### WINDOW SCHEDULE

Type Mark	Rough Opening		Quantity Count	Type	Comments
	Width	Height			
A	3' - 2"	4' - 9"	12	Double Hung	EGRESS IN BEDROOMS
B	2' - 7"	3' - 8"	2	Double Hung	
C	2' - 6"	4' - 4"	5	Double Hung	
D	2' - 0"	4' - 0"	3	Skylight	Skylight
E	3' - 0"	5' - 9"	1	Double Hung	
F	2' - 6"	4' - 8"	2	Double Hung	
G	2' - 6"	2' - 0"	2	Awning	
H	1' - 8"	2' - 6"	1	Oval	

#### WINDOW SCHEDULE NOTE:

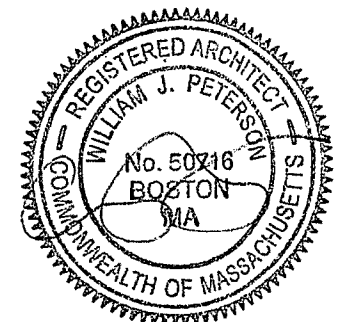
ARCHITECT NOT RESPONSIBLE FOR FINAL SIZES OR QUANTITIES OF WINDOWS; TO BE REVIEWED AND APPROVED BY OWNERS AS WELL AS FINAL REVIEW FOR DISCREPANCIES BY GC; GC AND/OR WINDOW VENDOR TO CONTACT ARCHITECT DIRECTLY WITH ANY DISCREPANCY; PROVIDE SUBMITALLS FOR FINAL APPROVAL BEFORE ORDER

#### ELEVATIONS

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

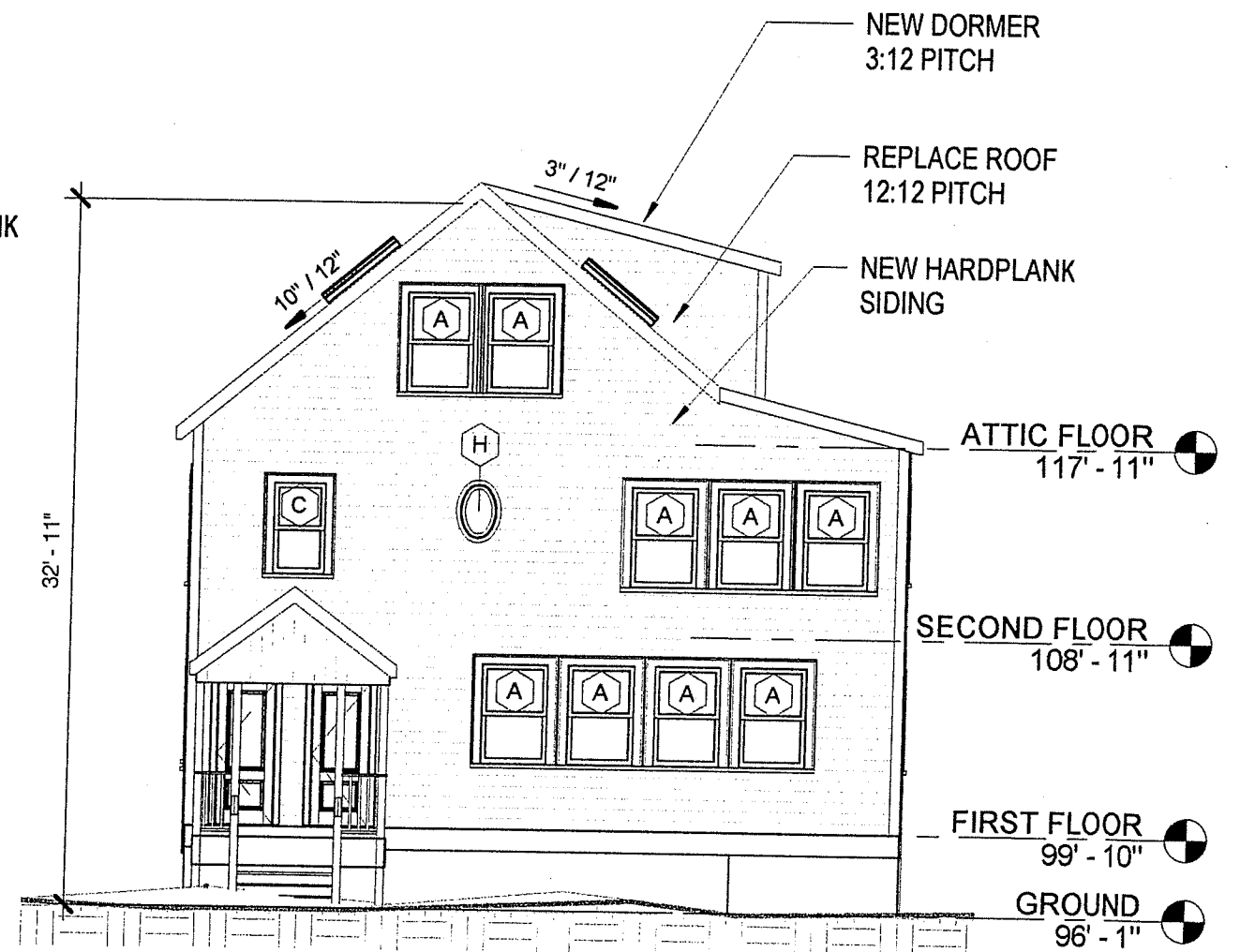
**A3.1**

Scale As indicated





② PROPOSED SIDE ELEVATION  
1/8" = 1'-0"



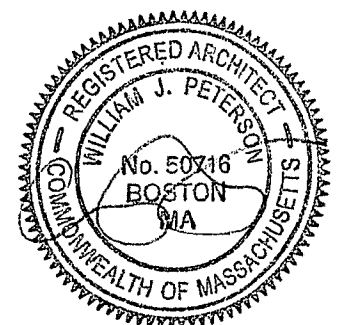
① PROPOSED FRONT ELEVATION  
1/8" = 1'-0"

## ELEVATIONS

Project number	21017 WRHI
Date	8/31/2021
Drawn by	AKP
Checked by	WJP

**A3.0**

Scale 1/8" = 1'-0"





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## Town of Arlington, Massachusetts

**Docket # 3685 : 47 Crosby Street**

**ATTACHMENTS:**

Type	File Name	Description
▣ Reference Material	ZBA_Package__47_Crosby_Street.pdf	ZBA Package, 47 Crosby Street



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Tyler Patrick and Meredith DiMola** of Arlington, Massachusetts on December 1, 2021, a petition seeking permission to alter their property located at **47 Crosby Street- Block Plan 076.0-0003-0018.0** Said petition would require a Special Permit under **Section 5.3.9 (A)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening, January 11, 2022 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

**<https://town-arlington-ma-us.zoom.us/meeting/register/tZMkd-murTssGdFShvZ8W9NJD8593-JnRDPd>**

**for documentation relating to this petition, visit the ZBA website at [www.arlington.gov/zba](http://www.arlington.gov/zba).**

**DOCKET NO 3685**

**Zoning Board of Appeals**

**Christian Klein, RA, Chair**

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**



**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of Tyler Patrick and Meredith DiMola  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Section 5.3.9 (A) Projection into Minimum Yards  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 47 Crosby Street with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The existing stairs and landing are in disrepair and a covered alternative is sought. Changing the  
uncovered landing into an enclosed entry and open porch will provide for safe entry during  
inclement weather, a space for packages that does not encumber the walkway, and a small seating  
area,  
\_\_\_\_\_

E-Mail: meredithdimola@gmail.com

Signed: \_\_\_\_\_

Date: 11/26/2021

Telephone: 617-458-1744

Address: 47 Crosby Street, Arlington, MA 02474

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

Use is allowed by right. 47 Crosby Street is located in the R1 District

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B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

The proposed use is unchanged and allowed by right.

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C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

No increase in vehicles, still a single-family dwelling.

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D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There is no increase in units or occupants.

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E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

N/A

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

N/A

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

N/A

**TOWN OF ARLINGTON**  
**Dimensional and Parking Information**  
**For Applications to the Zoning Board of Appeals**

1. Property Location: 47 Crosby Street Zoning District: R1

2. Present Use/Occupancy: single family No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
2,713 Sq. Ft.

4. Proposed Use/Occupancy: Single Family No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
2,713 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9,298	No change	min. 6,000
7. Frontage (Ft.)	114.4	No change	min. 60
8. Floor area ratio	N/A	No change	max. -
9. Lot Coverage ( %)	15%	17%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	No change	min.
11. Front Yard Depth (Ft.)	28.5	19.5	min. 25
12. Left Side Yard Depth (Ft.)	23.3	No change	min. 10
13. Right Side Yard Depth (Ft.)	10.3	No change	min. 10
14. Rear Yard Depth (Ft.)	119	No change	min. 20
15. Height (Stories)	2	No change	max. 2.5
16. Height (Ft.)	N/A	No change	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	6,585	6,389	
17A. Landscaped Open Space (% of GFA)	242.7	235.5	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,435	5,239	
18A. Usable Open Space (% of GFA)	200.3	193.1	min. 30%
19. Number of Parking Spaces	2	No change	min. 1
20. Parking area setbacks (if applicable)	N/A	No change	min. -
21. Number of Loading Spaces (if applicable)	N/A	No change	min. -
22. Type of construction	5	No change	N/A
23. Slope of proposed roof(s) (in. per ft.)	5/12	No change	min. 2/12

**TOWN OF ARLINGTON**  
**Open Space / Gross Floor Area Information**  
**For Applications to the Zoning Board of Appeals**

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

**Address:** 47 Crosby Street

**Zoning District:** R1

**OPEN SPACE\***

	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	<u>9,298</u>	<u>No change</u>
Open Space, Usable	<u>5,435</u>	<u>5,239</u>
Open Space, Landscaped	<u>6,585</u>	<u>6,389</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

**GROSS FLOOR AREA (GFA) †**

Accessory Building	<u>60</u>	<u>No change</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>No change</u>
1 <sup>st</sup> Floor	<u>1,169</u>	<u>No change</u>
2 <sup>nd</sup> Floor	<u>1,544</u>	<u>No change</u>
3 <sup>rd</sup> Floor	<u></u>	<u></u>
4 <sup>th</sup> Floor	<u></u>	<u></u>
5 <sup>th</sup> Floor	<u></u>	<u></u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>No change</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u></u>	<u></u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>2,713</u></b>	<b><u>No change</u></b>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

**REQUIRED MINIMUM OPEN SPACE AREA**

Landscaped Open Space (Sq. Ft.)	<u>6,585</u>	<u>6,389</u>
Landscaped Open Space (% of GFA)	<u>242.7</u>	<u>235.5</u>
Usable Open Space (Sq. Ft.)	<u>5,435</u>	<u>5,239</u>
Usable Open Space (% of GFA)	<u>200.3</u>	<u>193.1</u>

This worksheet applies to plans dated 07/16/2017 designed by Modus

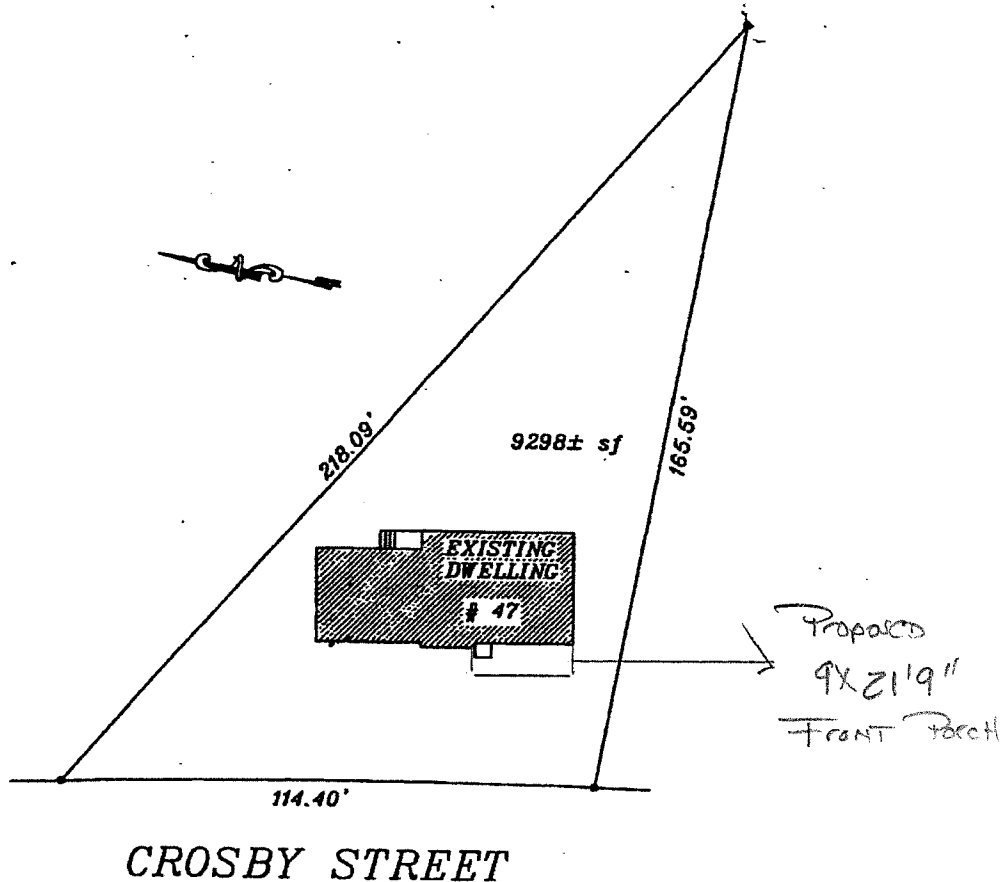
Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

# MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

68 PARK ST. 2ND FLOOR ANDOVER, MA 01810 TEL:(978) 837-3335 FAX:(978) 837-3336

MORTGAGOR: TYLER PATRICK & MEREDITH DIMOLA DEED REF. 62561/504  
LOCATION: 47 CROSBY ST PLAN REF. ASSESSORS  
CITY, STATE: ARLINGTON, MA SCALE: 1"=30'  
DATE: 9/31/14 JOB #: 214/00696



CROSBY STREET

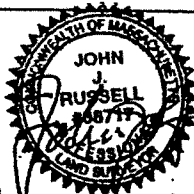
LOT CONFIGURATION IS BASED  
ON ASSESSOR'S INFORMATION  
AND MAY NOT BE EXACT

INSTRUMENT SURVEY RECOMMENDED

CERTIFIED TO: PROSPECT MORTGAGE, LLC

Flood hazard zone has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

NOTE: This mortgage inspection was prepared specifically for mortgage purposes only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The walls shown herein are based on client-furnished information and may be subject to further end-use, taking, easements and rights of way, and other matters of record and prescription or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, accepts no responsibility for damages resulting from said reliance by anyone other than the said mortgagee and its assigns in connection with its proposed mortgage financing to said mortgagee.



3-31-14

This mortgage inspection was prepared in accordance with the Technical Standards for Mortgage Loan Inspections as adopted by the Massachusetts Board of Registration of Professional Engineers and Land Surveyors 260 CMR 00E. I further state that in my professional opinion that the structures shown conform with the local zoning dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. CH. 40A Sec. 7.

- 1. Property/House is not in Flood Hazard.
- 2. Property/House is in a Flood Hazard Area.
- 3. Information is insufficient to determine Flood Hazard.

Flood Hazard determined from latest Federal Flood

Insurance Rate Map Panel 25017C 0417E

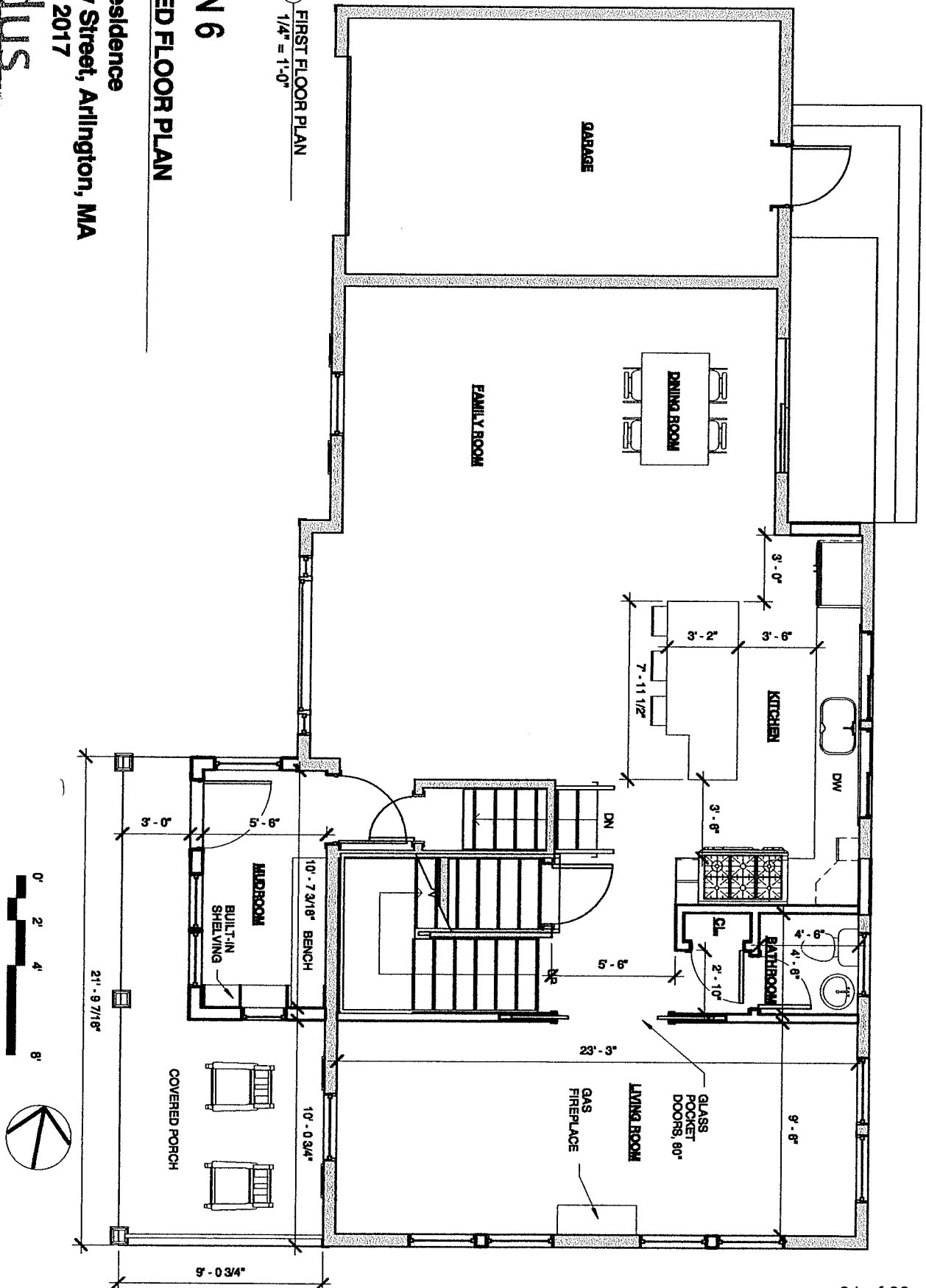
Date 06/04/10 Zone X-UNSHADED

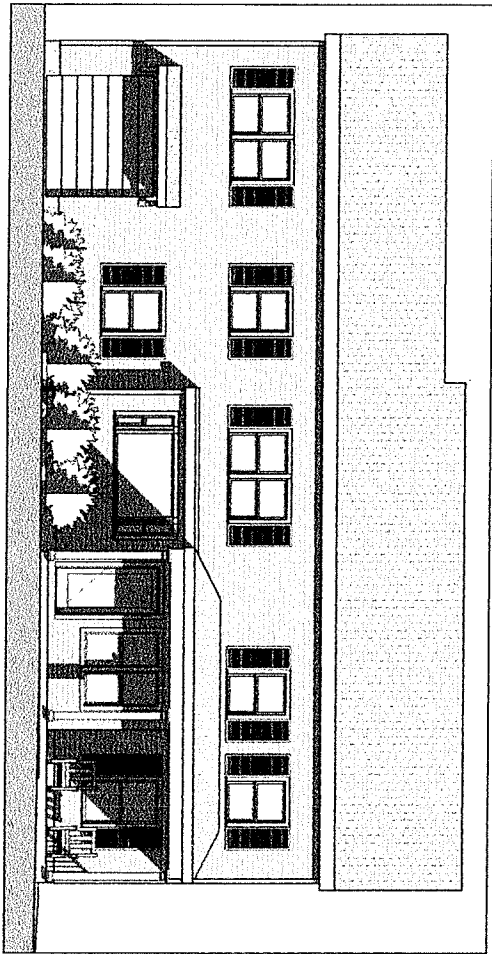
MD 30 of 63

Patrick Residence  
 47 Crosby Street, Arlington, MA  
 July 26th, 2017  
**modus**

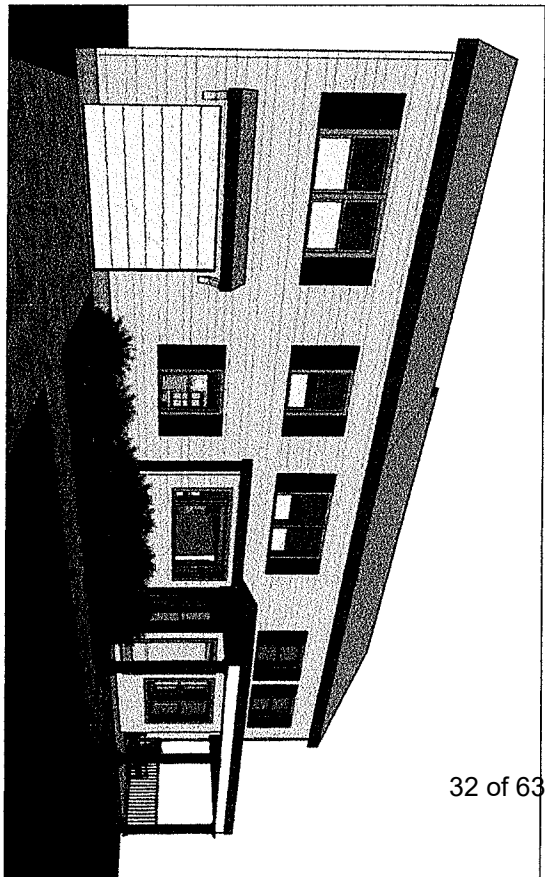
# OPTION 6 PROPOSED FLOOR PLAN

① FIRST FLOOR PLAN  
 1/4" = 1'-0"

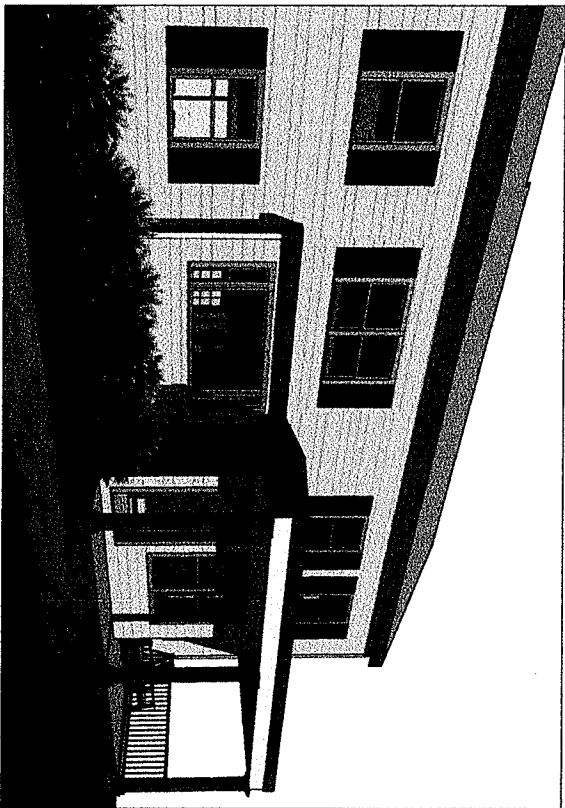




① FRONT ELEVATION  
1/8" = 1'-0"



③ PERSPECTIVE 1



④ PERSPECTIVE 2

## OPTION 6

### EXTERIOR ELEVATION AND PERSPECTIVES

Patrick Residence  
47 Crosby Street, Arlington, MA  
July 26th, 2017

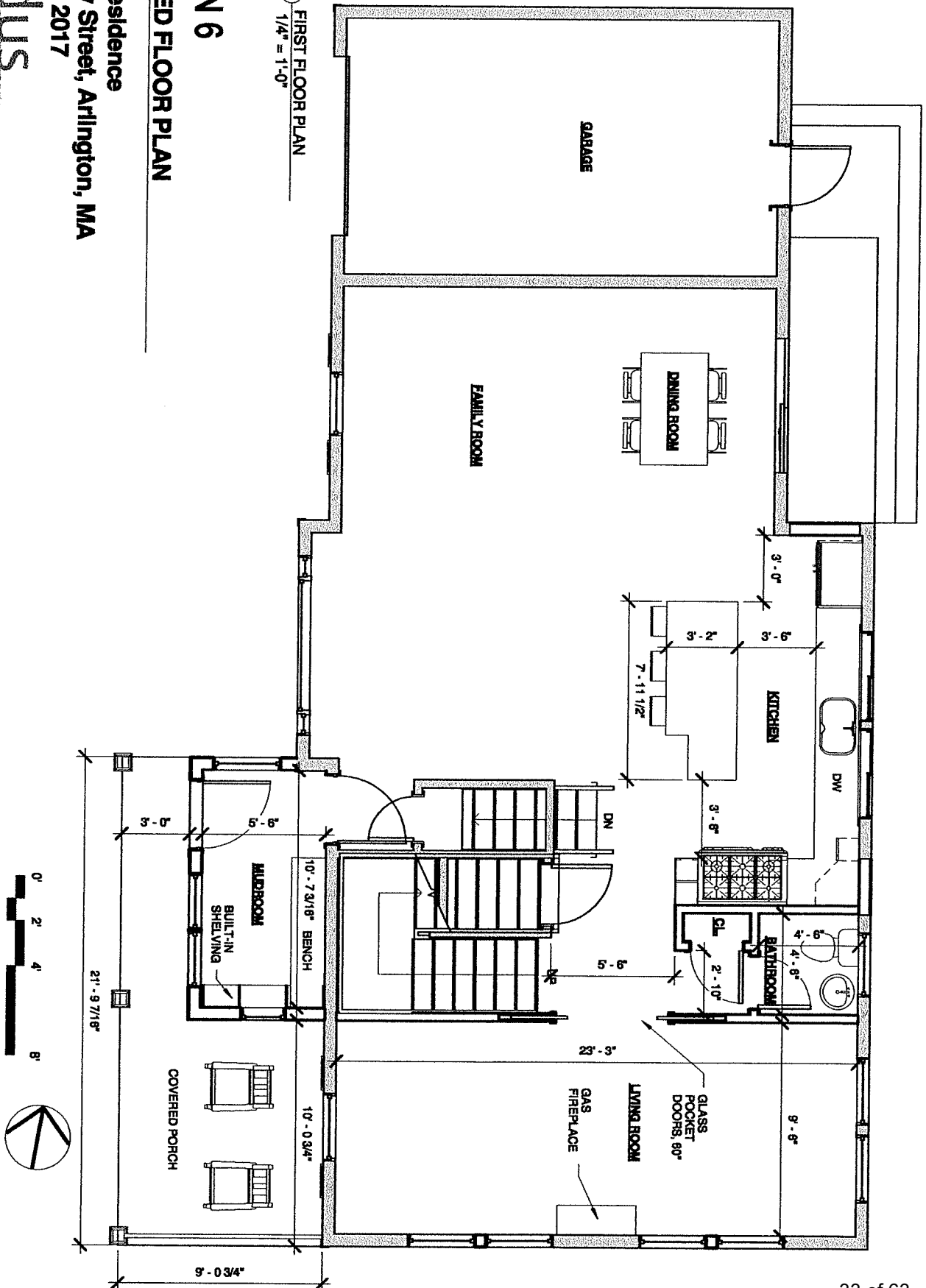
modus

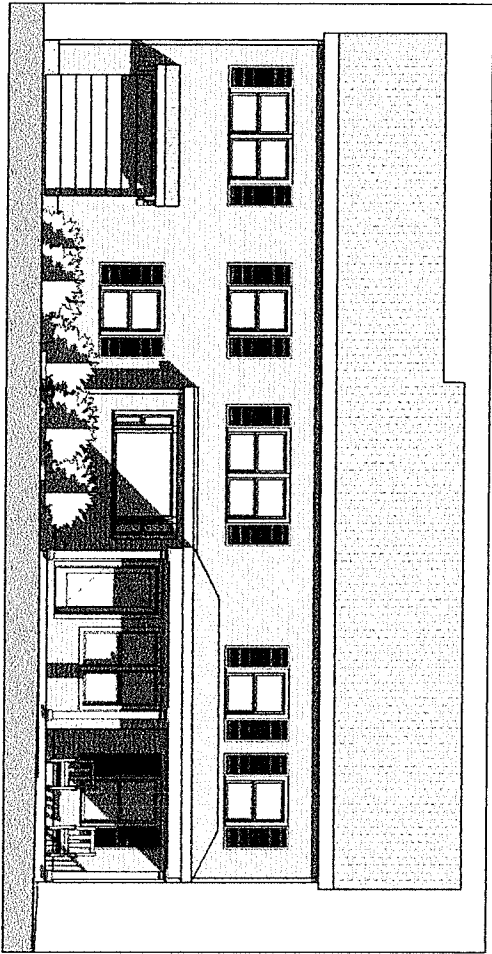


Patrick Residence  
 47 Crosby Street, Arlington, MA  
 July 26th, 2017  
**modus**

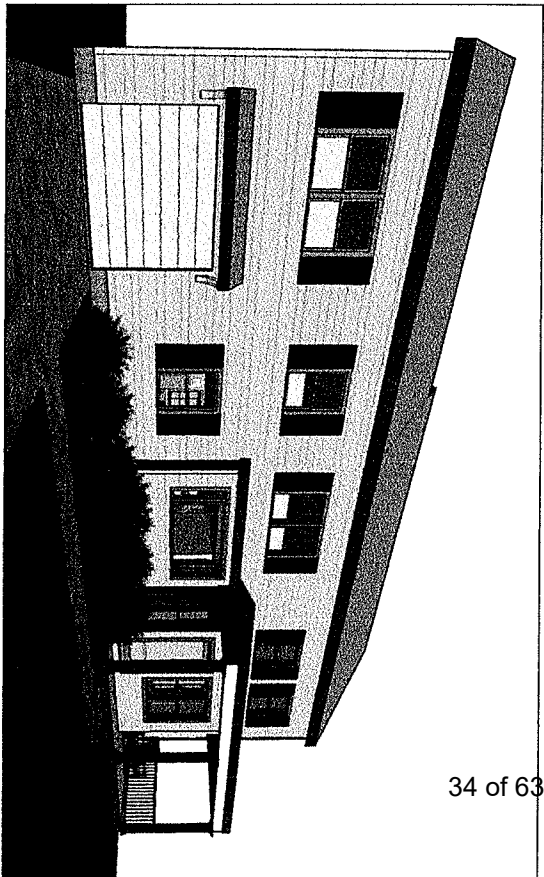
# **OPTION 6** **PROPOSED FLOOR PLAN**

① FIRST FLOOR PLAN  
 1/4" = 1'-0"

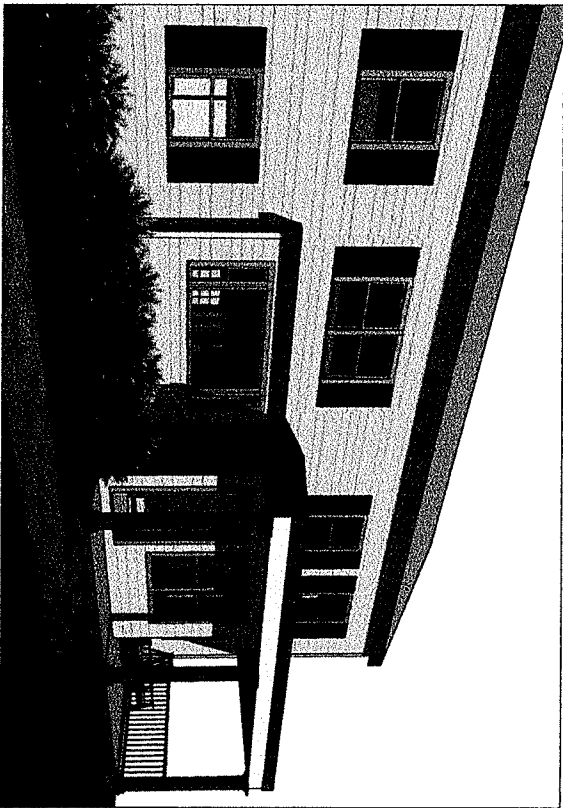




① FRONT ELEVATION  
1/8" = 1'-0"



③ PERSPECTIVE 1



④ PERSPECTIVE 2

## OPTION 6

### EXTERIOR ELEVATION AND PERSPECTIVES

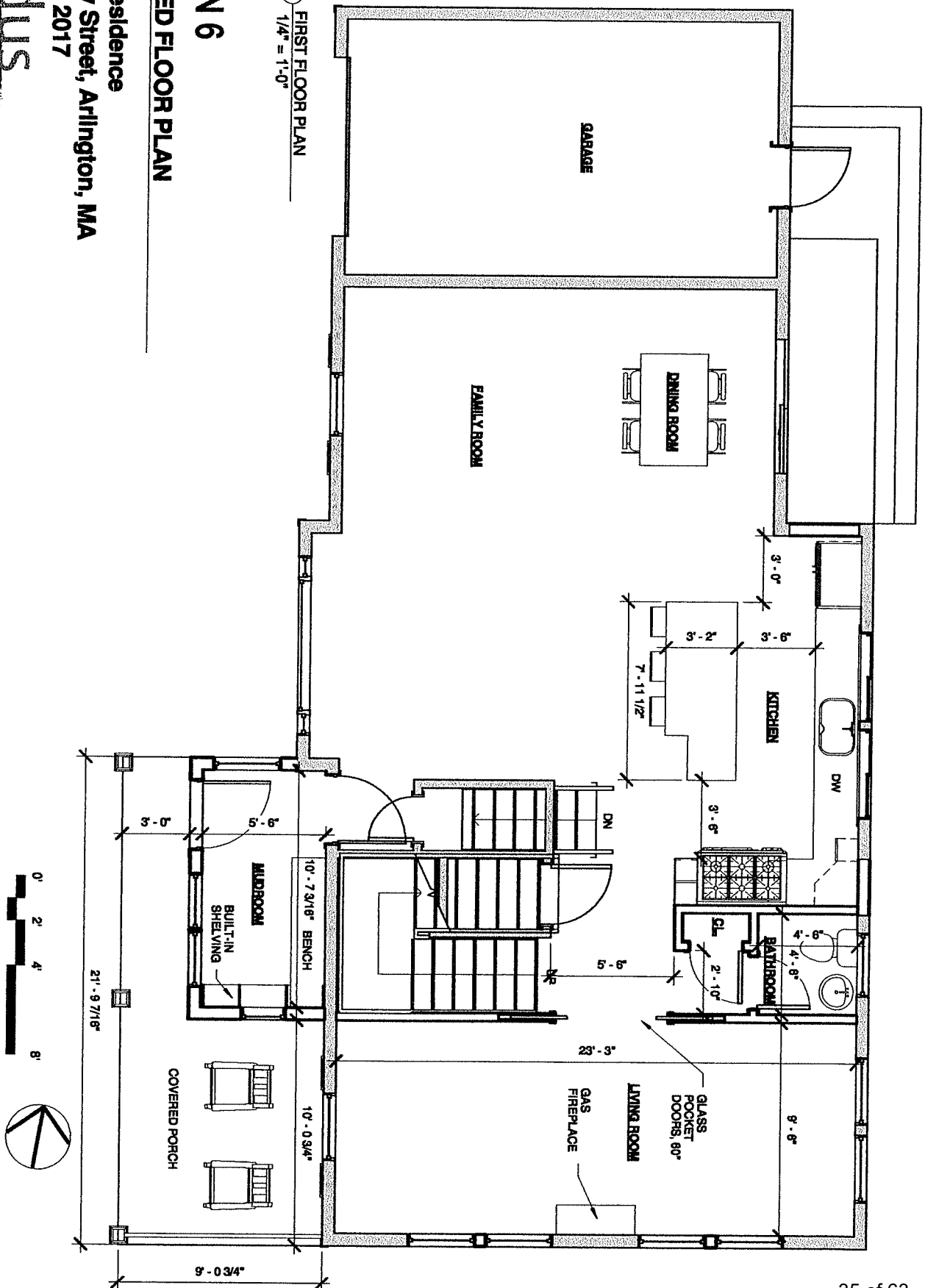
Patrick Residence  
47 Crosby Street, Arlington, MA  
July 26th, 2017

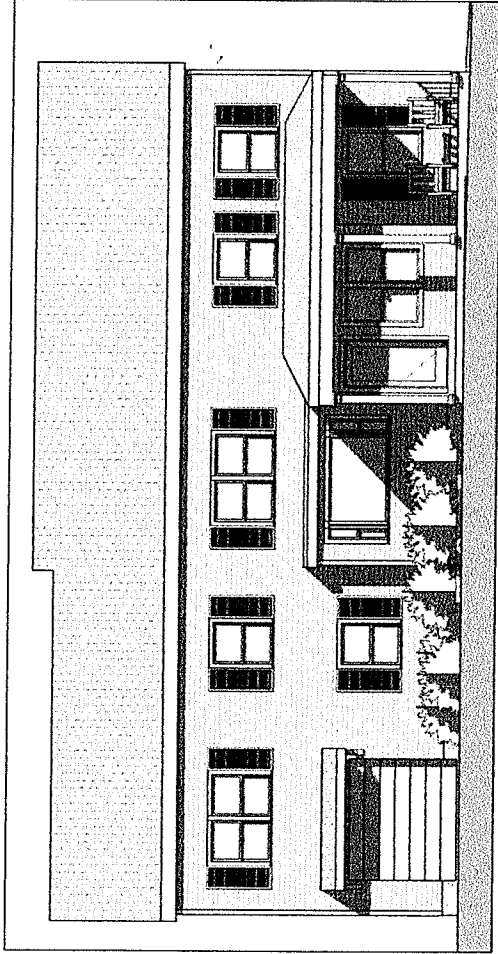
*modus*

Patrick Residence  
 47 Crosby Street, Arlington, MA  
 July 26th, 2017  
 modus

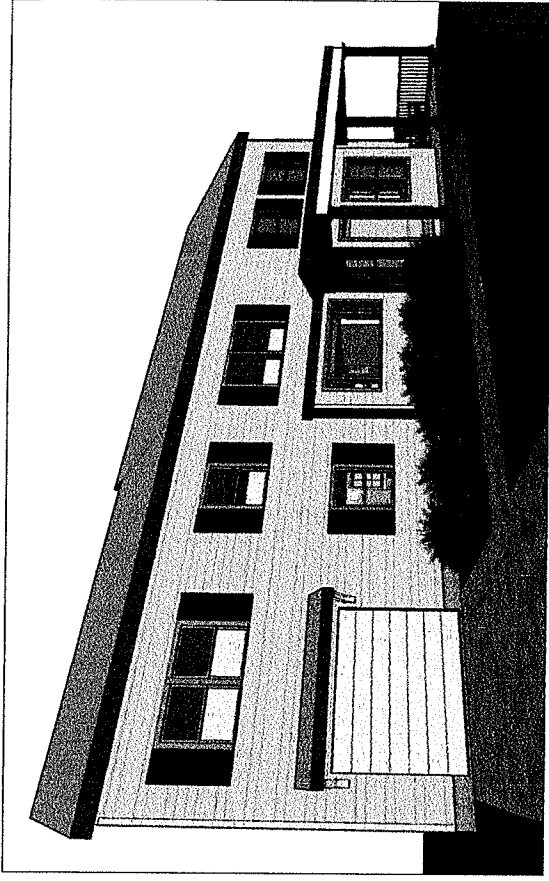
# OPTION 6 PROPOSED FLOOR PLAN

① FIRST FLOOR PLAN  
 1/4" = 1'-0"

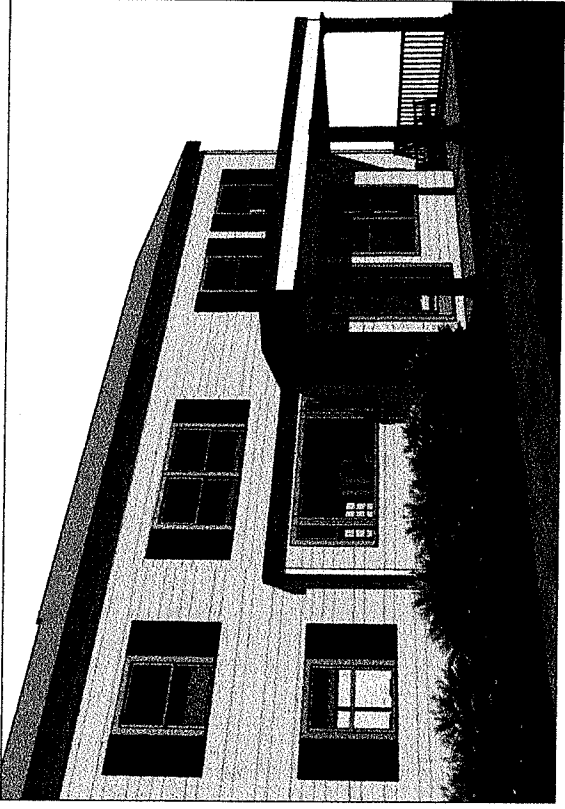




① FRONT ELEVATION  
1/8" = 1'-0"



③ PERSPECTIVE 1



④ PERSPECTIVE 2

## OPTION 6

### EXTERIOR ELEVATION AND PERSPECTIVES

Patrick Residence  
47 Crosby Street, Arlington, MA  
July 26th, 2017

**modus**  
ARCHITECTS



## Town of Arlington, Massachusetts

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**Docket # 3686 : 238 Park Avenue**

**ATTACHMENTS:**

Type	File Name	Description
▣ Reference Material	ZBA_Packaage__238_Park_Avenue.pdf	ZBA Packaage, 238 Park Avenue



Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Nate and Johanna Wood** of Arlington, MA. On December 1, 2021, a petition seeking permission to alter their property located at **238 Park Avenue- Block Plan 151.0-0001-0001B** Said petition would require a Variance under **Section 5.4.2 (Dimensional and Density Requirements)** of the Zoning Bylaw for the Town of Arlington.

DOCKET NO 3686

Please direct any questions to: **ZBA@town.arlington.ma.us**

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

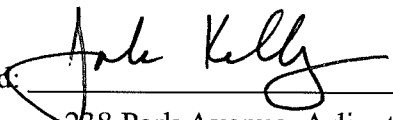
In the matter of the Application of Nate/Johanna Wood and JK Development Group, Inc.  
to the Zoning Board of Appeals for the Town of Arlington:

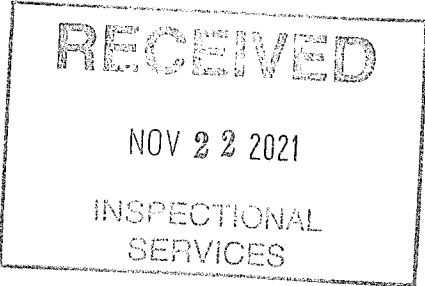
Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

The applicant seeks relief from Section 5.4.2A with regard to the sideyard setbacks for single family dwellings as well as private garages.  
\_\_\_\_\_  
\_\_\_\_\_

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 238 Park Avenue, Arlington, MA with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The applicant seeks relief from Section 5.4.2A of the Zoning Bylaw to construct a single-story addition to their existing house and reconstruct their existing two-car garage to provide more living space for their family.  
\_\_\_\_\_

E-Mail: josh@jkdevelopmentgroup.com Signed:  Date: 11/10/2021  
Telephone: 978-877-3447 Address: 238 Park Avenue, Arlington, MA



**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

4.1.1A (2)  
5.4.3 (R1)  
8.1.3

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*  
The proposed project is tastefully designed to meet the scale and character of the homes in the  
neighborhood and in the town of Arlington. It will increase the value of the home and quality of life  
of the inhabitants, thereby sharing similar benefits to the neighbors and the public.

C). Explain why *the requested use will not create undue traffic congestion; or unduly impair pedestrian safety.*  
The proposed project is in the backyard of the property, away from the street, sidewalk, and  
pedestrians. Therefore, it will not create any changes to the current pedestrian or auto traffic patterns  
nor will it affect public safety in any way.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*  
The project will not increase the number of bathrooms or kitchens. Therefore, it will not overload or  
adverseley affect public water or sewer systems. Additionally, the project will not change the basic  
topography of the property. Therefore, it will not increase the drainage into public systems.



E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

N/A

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The residential use is consistent with the district and adjoining districts; therefore, it will not be detrimental to the health and welfare of these districts.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The project is an addition to an existing home and a reconstruction of an existing garage.  
There is no change in use; therefore, there will not be any cause for an excess in use that would be detrimental to the character of the neighborhood.

**TOWN OF ARLINGTON**  
Dimensional and Parking Information  
For Applications to the Zoning Board of Appeals

1. Property Location: 238 Park Avenue Zoning District: R1

2. Present Use/Occupancy: RESIDENTIAL No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
2,759 Sq. Ft.

4. Proposed Use/Occupancy: RESIDENTIAL No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
4,604 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	8,953	8,953	min. 6,000
7. Frontage (Ft.)	60	60	min. 60
8. Floor area ratio	N/A	N/A	max. N/A
9. Lot Coverage ( %)	15.6 %	28.1 %	max 35
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	N/A	min. N/A
11. Front Yard Depth (Ft.)	28.5	28.5	min. 25
12. Left Side Yard Depth (Ft.)	6.7	2	min. 6
13. Right Side Yard Depth (Ft.)	7.4	7.1	min. 10
14. Rear Yard Depth (Ft.)	40.5	34.4	min. 20
15. Height (Stories)	2.5	2.5	max. 2.5
16. Height (Ft.)	32.5	32.5	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1,648	1,835	
17A. Landscaped Open Space (% of GFA)	59.7 %	39.6 %	min. 10 %
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	4,217	2,848	
18A. Usable Open Space (% of GFA)	154 %	74.1 %	min. 30 %
19. Number of Parking Spaces	N/A	N/A	min. N/A
20. Parking area setbacks (if applicable)	N/A	N/A	min. N/A
21. Number of Loading Spaces (if applicable)	N/A	N/A	min. N/A
22. Type of construction	V	V	N/A
23. Slope of proposed roof(s) (in. per ft.)	N/A	N/A	min. N/A

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 238 Park Avenue                      Zoning District: R1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>8,953 sf</u>	<u>8,953 sf</u>
Open Space, Usable	<u>4,217</u>	<u>2,848</u>
Open Space, Landscaped	<u>1,648</u>	<u>1,835</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>420 sf</u>	<u>1,456 sf</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>340 sf</u>	<u>340 sf</u>
1 <sup>st</sup> Floor	<u>984 sf</u>	<u>1,793 sf</u>
2 <sup>nd</sup> Floor	<u>1,015 sf</u>	<u>1,015 sf</u>
3 <sup>rd</sup> Floor	<u>                    </u>	<u>                    </u>
4 <sup>th</sup> Floor	<u>                    </u>	<u>                    </u>
5 <sup>th</sup> Floor	<u>                    </u>	<u>                    </u>
Attic (greater than 7’-0” in height, excluding elevator machinery, or mechanical equipment)	<u>                    </u>	<u>                    </u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>                    </u>	<u>                    </u>
All weather habitable porches and balconies	<u>                    </u>	<u>                    </u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>2,759 sf</u></b>	<b><u>4,604 sf</u></b>

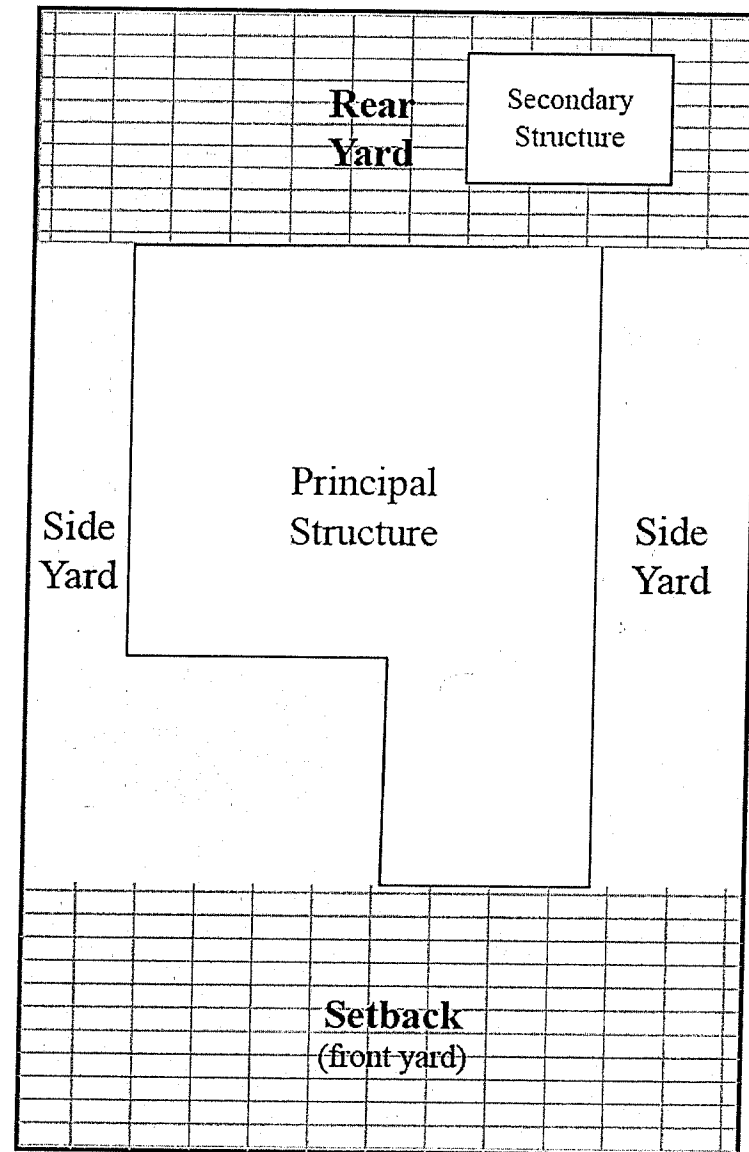
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>1,648</u>	<u>1,835</u>
Landscaped Open Space (% of GFA)	<u>59.7 %</u>	<u>39.6 %</u>
Usable Open Space (Sq. Ft.)	<u>4,217</u>	<u>2,848</u>
Usable Open Space (% of GFA)	<u>154 %</u>	<u>74.1 %</u>

This worksheet applies to plans dated 11/10/2021 designed by JK Development Group, Inc.  
\_\_\_\_\_

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

**Illustration of Definitions Associated with Yards**  
(See Section 2, Definitions Associated with Yard)

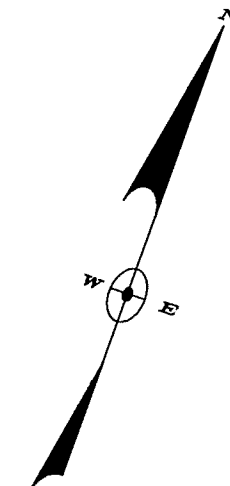
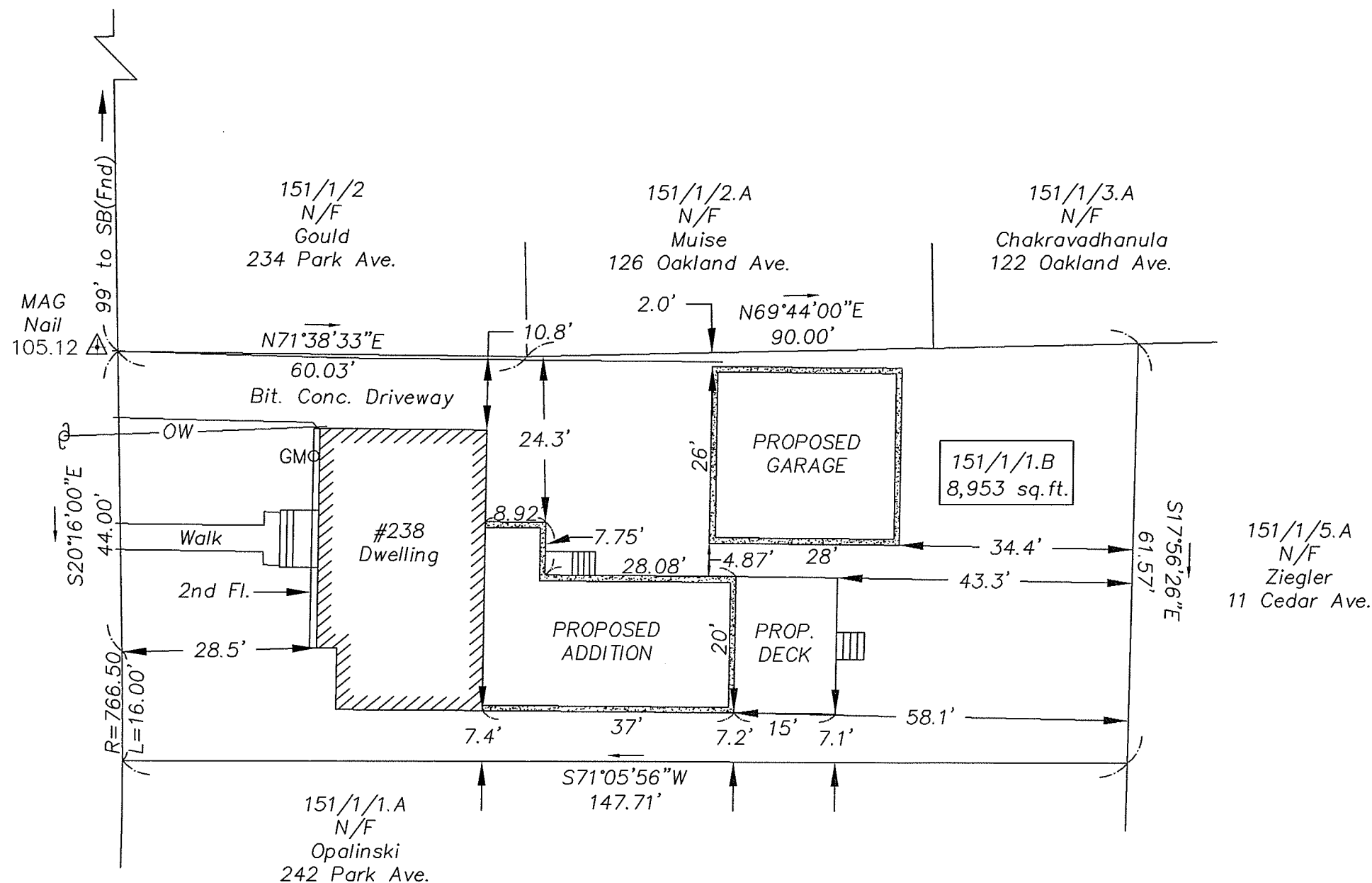


----- Street Right-Of-Way -----

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

*Diagram Submitted by ZBA  
ADMINISTRATOR*

PARK AVENUE



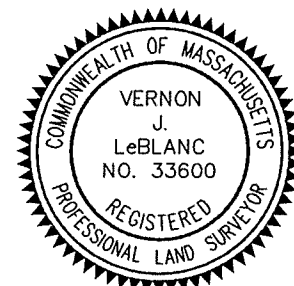
PROPOSED PLOT PLAN  
238 PARK AVENUE  
ARLINGTON, MASSACHUSETTS

Prepared By  
LeBlanc Survey Associates, Inc.  
161 Holten Street  
Danvers, MA 01923  
(978) 774-6012

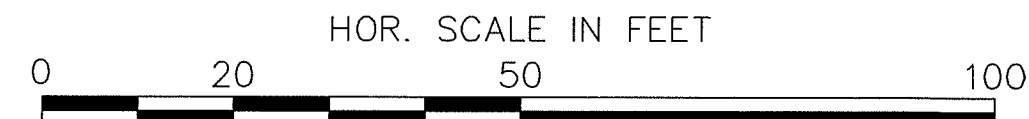
ZONING DISTRICT - R1

REFERENCES:

- 1) Deed Book 41730 Page 509
- 2) Plan #410 of 1940
- 3) "Plan of Park Avenue, Arlington & Belmont, As ordered by the County Commissioners, 1875"



November 3, 2021 Scale: 1"=20'

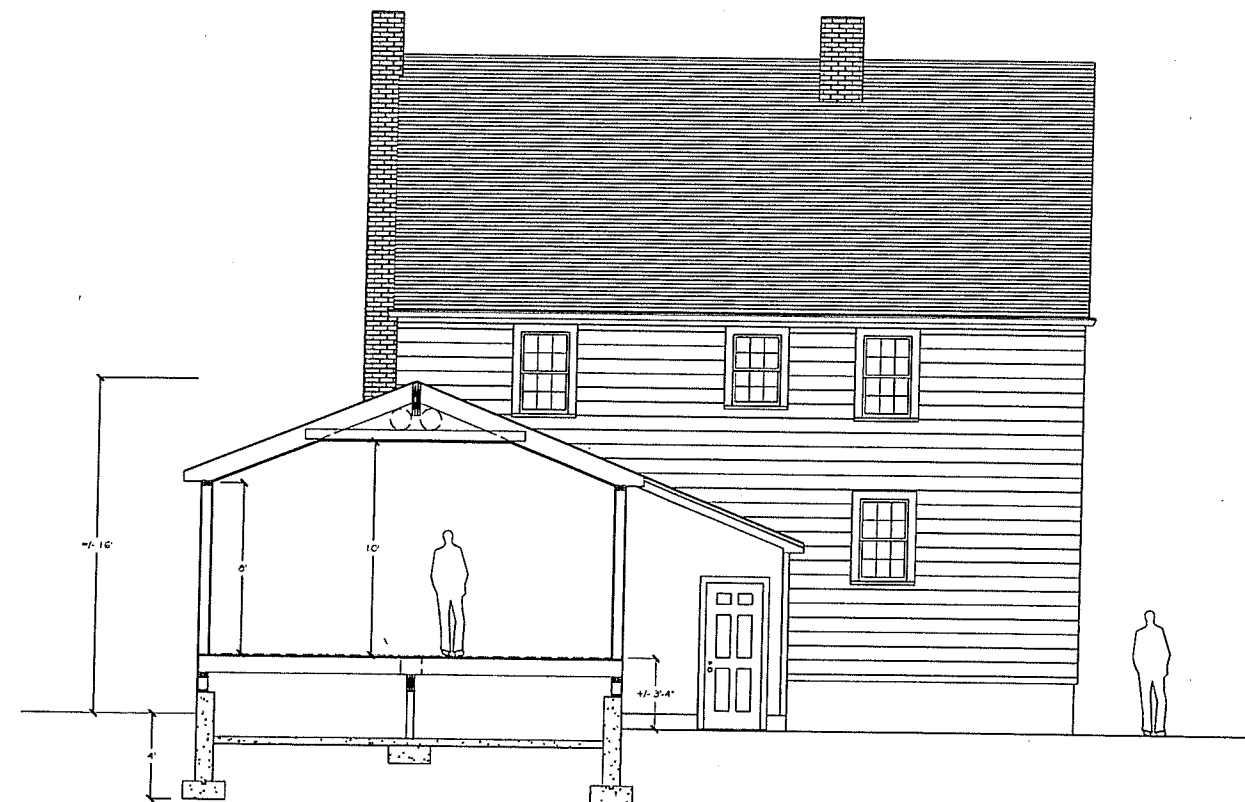




EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



PROPOSED CROSS SECTION

Home Addition  
238 Park Ave  
Arlington, MA

Project

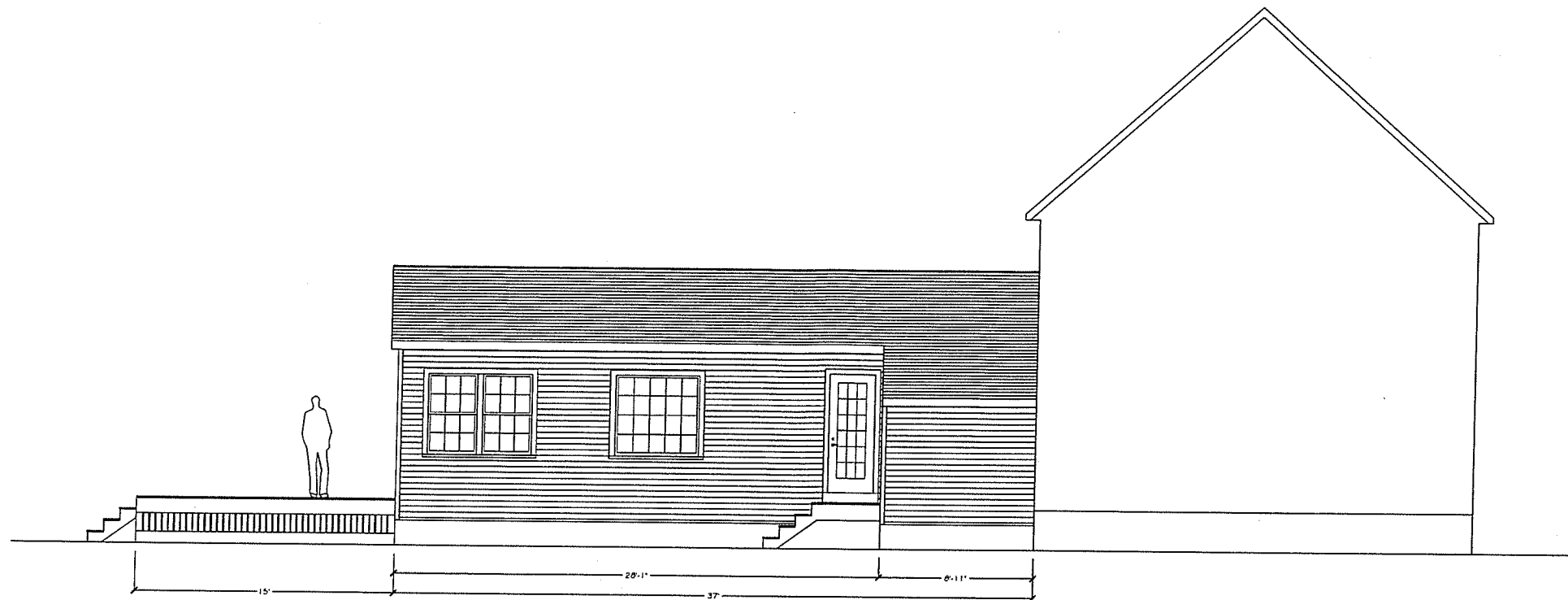
REVISIONS

No.	Date	Description	BY

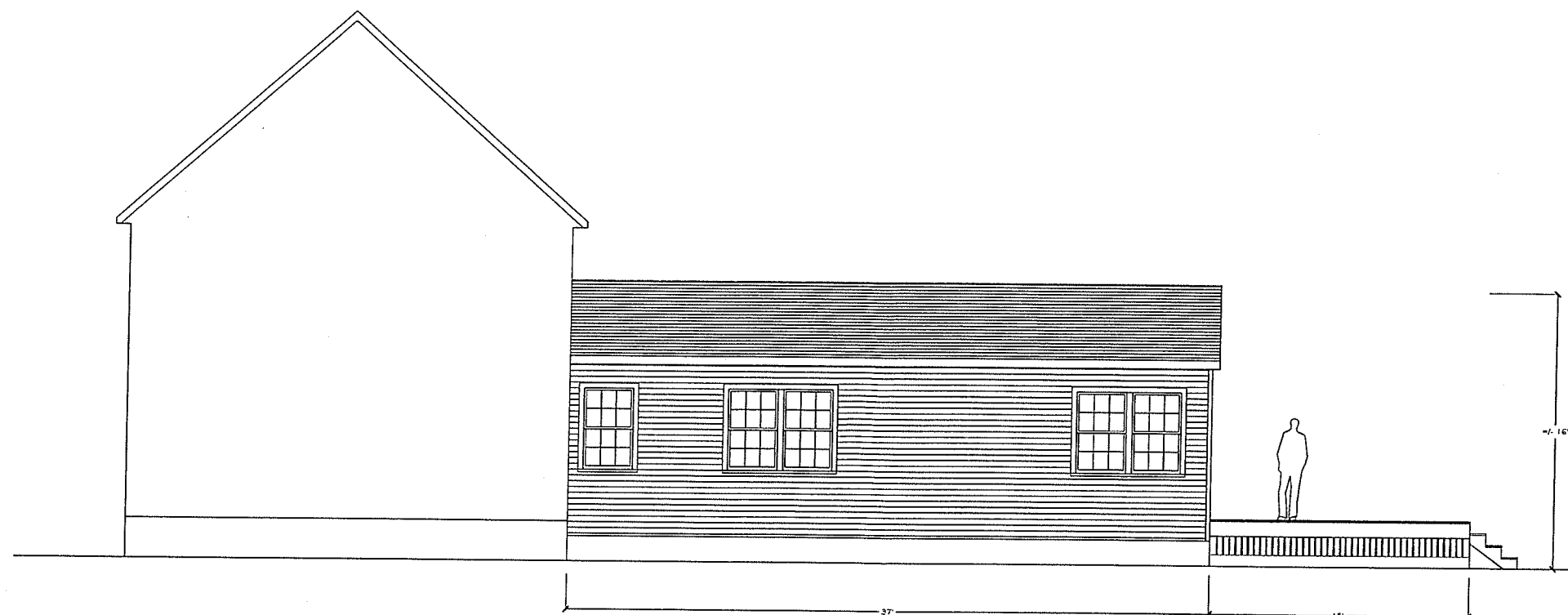
EXTERIOR  
ELEVATIONS  
& SECTION

Project No. 21-012.00 Date 11.10.21  
Drawn JK Scale 1/4" = 1'-0"  
Drawing No.

A-1



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Home Addition  
 238 Park Ave  
 Arlington, MA

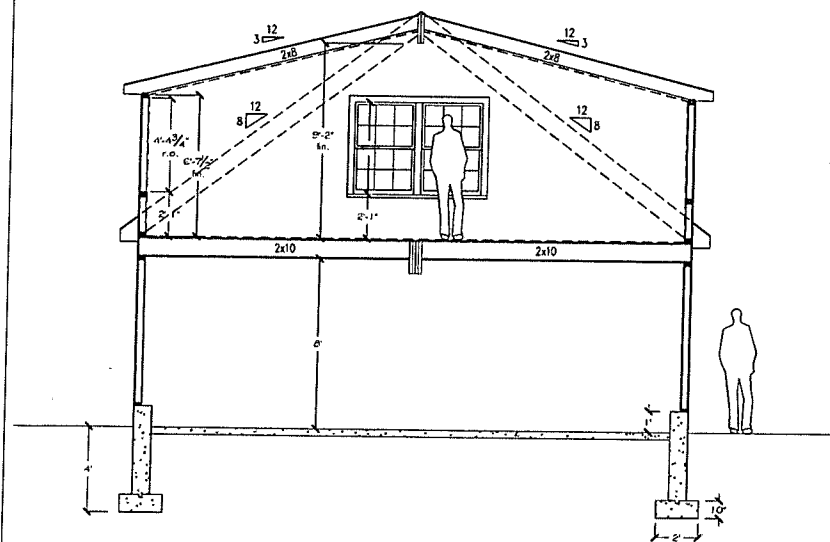
Project

REVISIONS			
No.	Date	Description	BY

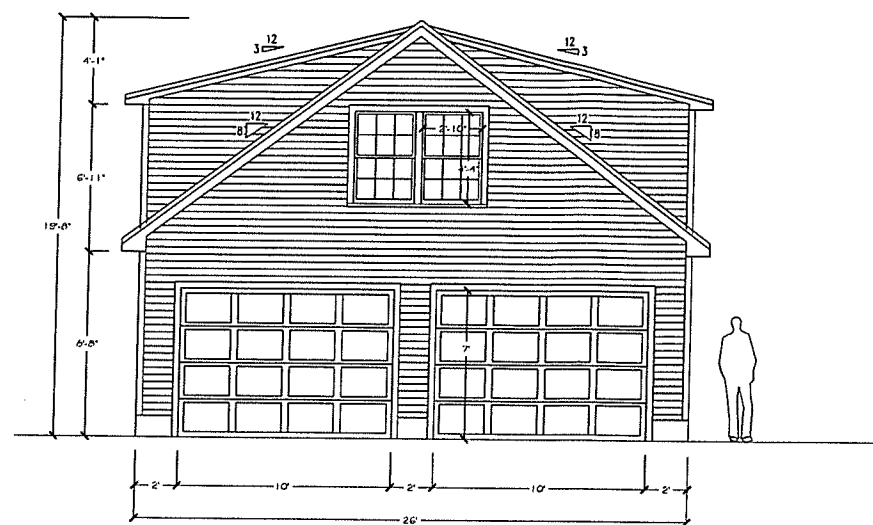
EXTERIOR  
 ELEVATIONS

Project No. 21-012.00	Date 11.10.21
Drawn JK	Scale 1/4" = 1'-0"
Drawing No.	

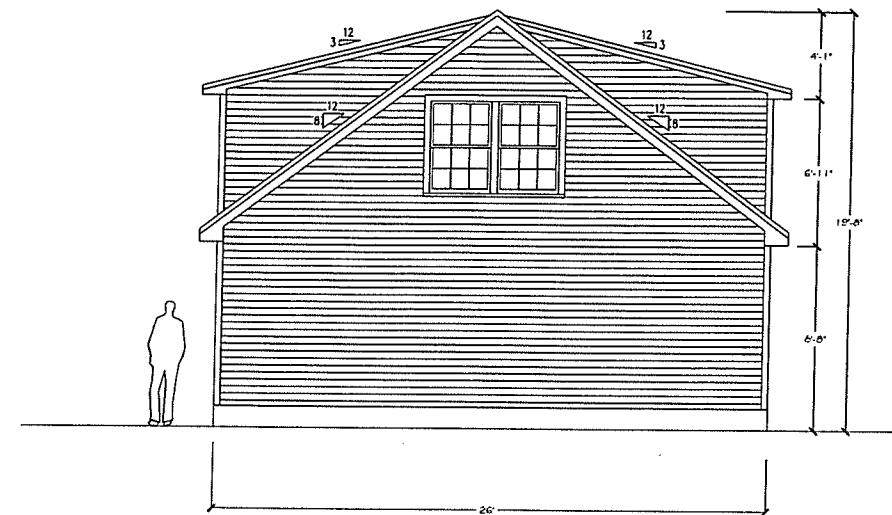
**A-2**



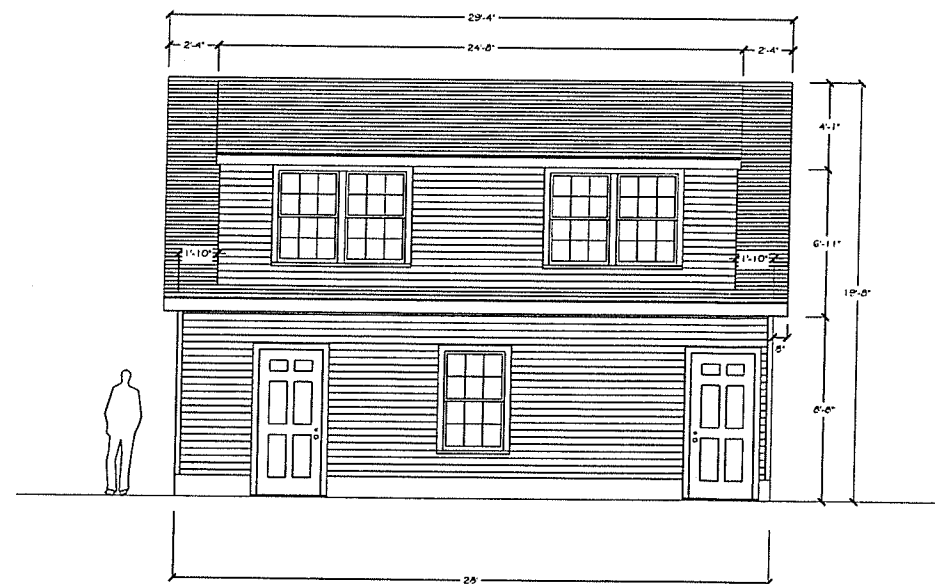
PROPOSED GARAGE CROSS SECTION



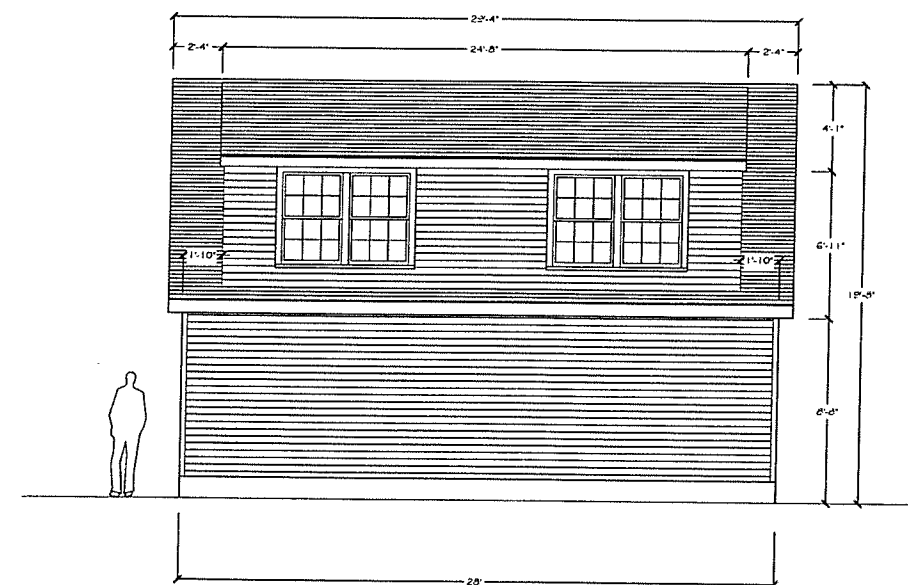
PROPOSED GARAGE FRONT ELEVATION



PROPOSED GARAGE REAR ELEVATION



PROPOSED GARAGE SIDE ELEVATION



PROPOSED GARAGE SIDE ELEVATION

Home Addition  
238 Park Ave  
Arlington, MA

Project:

REVISIONS

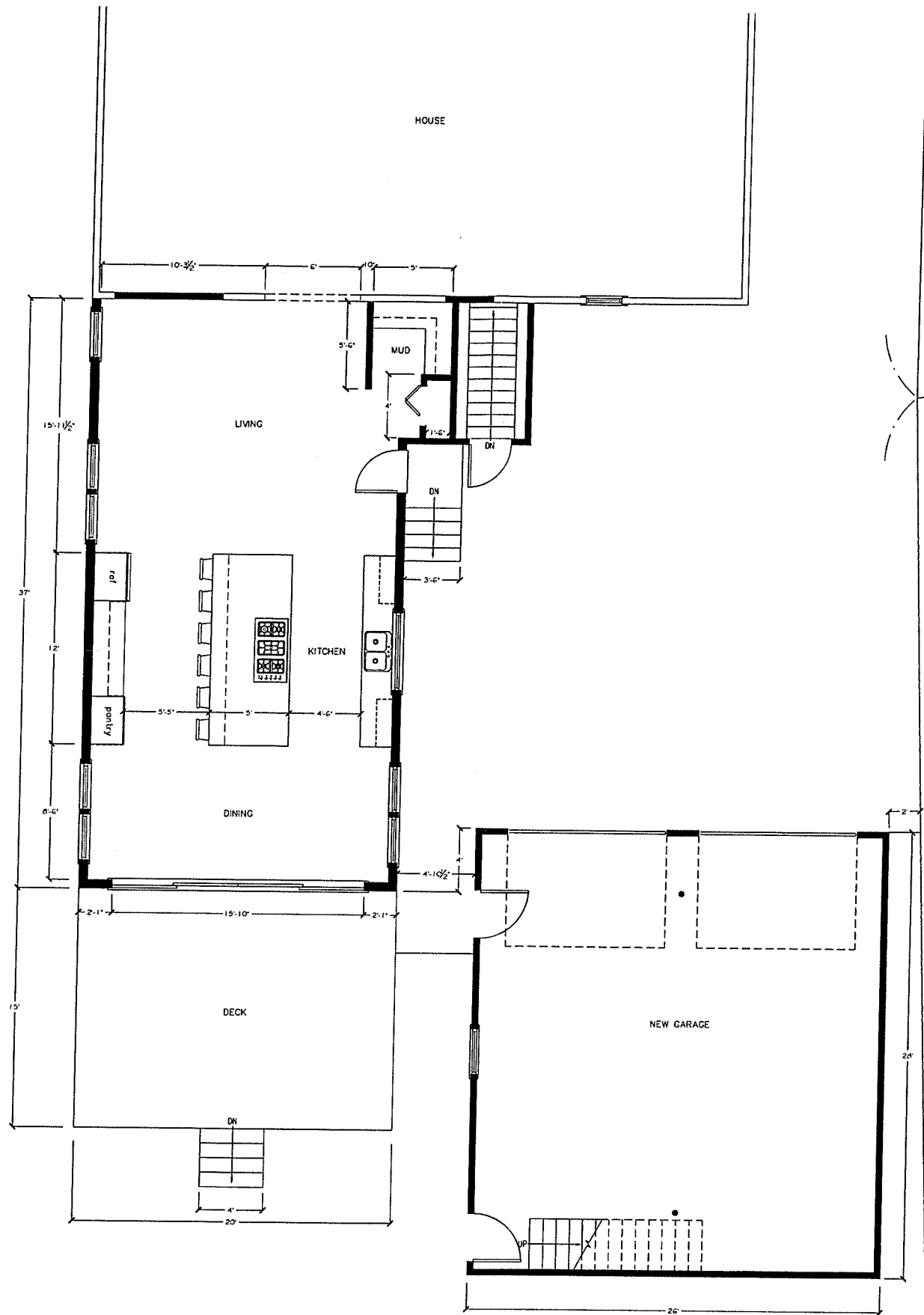
No.	Date	Description	BY

GARAGE ELEVATIONS & SECTION

Project No. 21-012.00	Date 11.10.21
Drawn JK	Scale 1/4" = 1'-0"
Drawing No.	

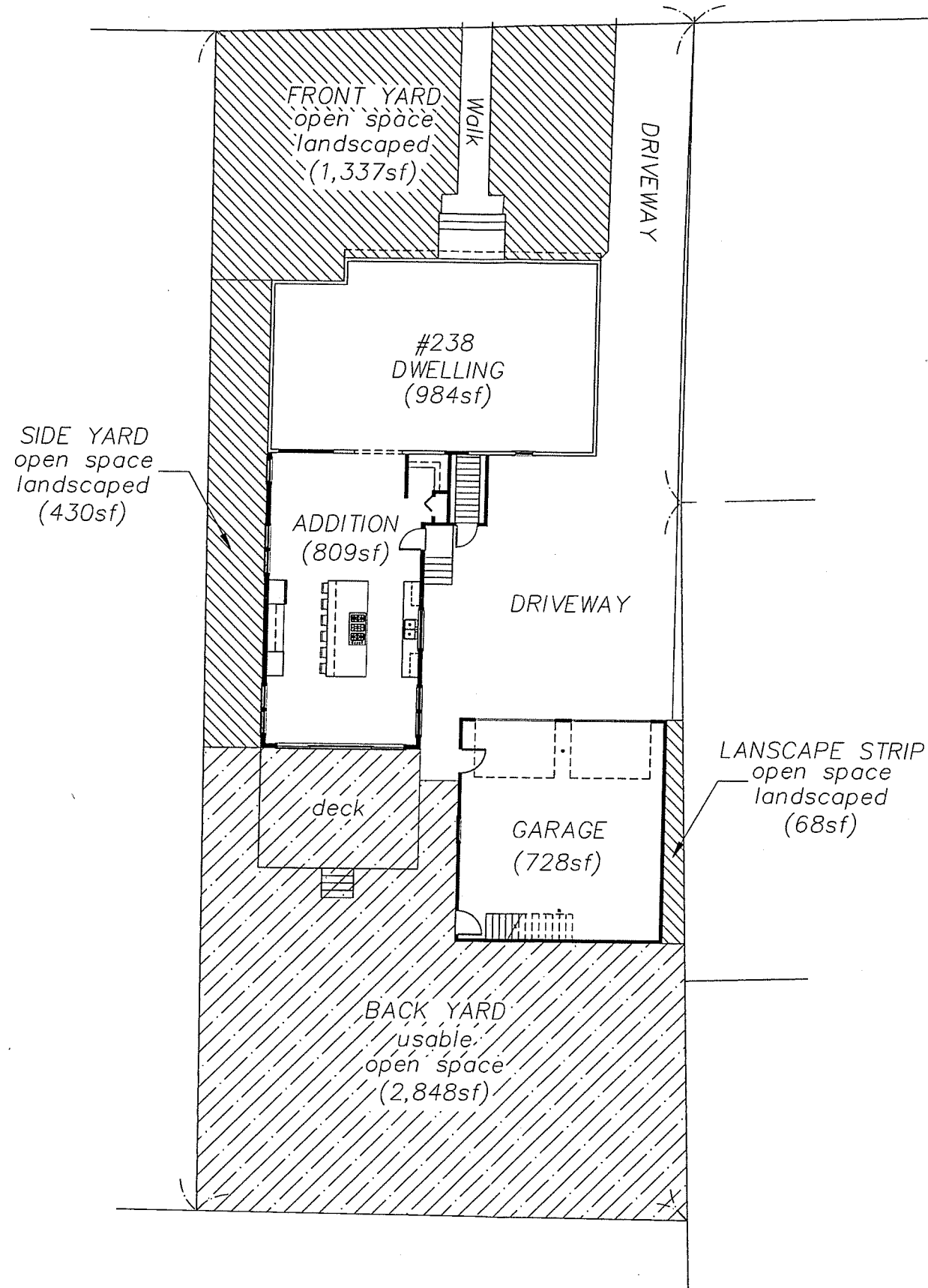
A-3





REVISIONS		
No.	Date	Description

FLOOR  
 PLAN



REVISIONS		
No.	Date	Description

**ZONING  
 CALCULATIONS  
 PLAN**

Project No. 21-012.00	Date 11.10.21
Drawn JK	Scale 1/8" = 1'-0"
Drawing No.	

**A-5**



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## Town of Arlington, Massachusetts

**Docket # 3684 : 121 Brattle Street**

**ATTACHMENTS:**

Type	File Name	Description
▢ Reference Material	ZBA_Package__121_Brattle_Street.pdf	ZBA Package, 121 Brattle Street



Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Susan Driscoll** of Arlington, MA. On December 1, 2021, a petition seeking permission to alter her property located at **121 Brattle Street- Block Plan 089.0-0004-0015.0** Said petition would require a Special Permit under **Section 5.3.9 (A) (Projections into Minimum Yards)** of the Zoning Bylaw for the Town of Arlington.

DOCKET NO 3684

Please direct any questions to: **ZBA@town.arlington.ma.us**

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

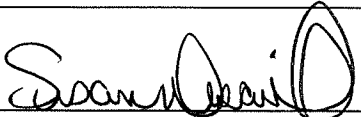
In the matter of the Application of 121 Brattle Street, Arlington, MA  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Projections into minimum yard setback  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 121 Brattle Street with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

Seeking relief for front yard setback. The proposed entryway is set back 9.8' from the front property  
line on Brattle Street. The minimum front yard setback in the R1 district is 25'.  
\_\_\_\_\_  
\_\_\_\_\_

E-Mail: mail@kneelandconstruction.com Signed:  Date: 11/19/2021  
Telephone: 781-393-9899 Address: 407R Mystic Ave. Suite 34B

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

5.4.2A - Tables of Dimensional and Density Regulations, District R1

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B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

The existng house has the front door leading into the living room which is undesirable as it clusters  
the living area. The addition of the entryway will benefit the residents of the home while causing  
minimal if any effects on the surrounding neighbors.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The proposed design will not create undue traffic congestion or unduly impair pedestrian safety.  

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D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There will be minimal if any effects on public water, drainage, and sewer system.  

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E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

Not applicable

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

Many of the houses on Brattle Street are within the setback. The 5'x10' entryway addition will not  
be detrimental to the health or welfare nor impair the integrity of the district as the additon is minor  
and is typical for the area.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

Many of the houses on Brattle Street are within the setback. The house will be typical in respect  
to the other residential houses in the neighborhood.

**TOWN OF ARLINGTON**  
Dimensional and Parking Information  
For Applications to the Zoning Board of Appeals

1. Property Location: 121 Brattle Street Zoning District: R1

2. Present Use/Occupancy: Single Family Residential No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
3142 Sq. Ft.

4. Proposed Use/Occupancy: Single Family Residential No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
3192 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	3226	3226	min. 6000
7. Frontage (Ft.)	60.01	60.01	min. 60
8. Floor area ratio	.47	.51	max. N/A
9. Lot Coverage ( %)	.426	.44	max .35
10. Lot Area per Dwelling Unit (Sq. Ft.)	3226	3226	min. 6000
11. Front Yard Depth (Ft.)	14.8'	9.8'	min. 25'
12. Left Side Yard Depth (Ft.)	7.4'	7.4'	min. 10'
13. Right Side Yard Depth (Ft.)	8'	8'	min. 10'
14. Rear Yard Depth (Ft.)	6.9'	6.9'	min. 8.4'
15. Height (Stories)	1.5	1.5	max. 2.5
16. Height (Ft.)	21	21	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	387	387	
17A. Landscaped Open Space (% of GFA)	.12	.12	min. .1
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1290	1240	
18A. Usable Open Space (% of GFA)	.40	.385	min. .3
19. Number of Parking Spaces	2	2	min. n/a
20. Parking area setbacks (if applicable)	N/A	N/A	min. n/a
21. Number of Loading Spaces (if applicable)	N/A	N/A	min. n/a
22. Type of construction	V	V	N/A
23. Slope of proposed roof(s) (in. per ft.)	N/A	6+/-	min. n/a



**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 121 Brattle Street                      Zoning District: R1

<b><u>OPEN SPACE*</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Total lot area	<u>3226</u>	<u>3226</u>
Open Space, Usable	<u>1290</u>	<u>1240</u>
Open Space, Landscaped	<u>387</u>	<u>387</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

<b><u>GROSS FLOOR AREA (GFA) †</u></b>		
Accessory Building	<u>0</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 <sup>st</sup> Floor	<u>1088</u>	<u>1138</u>
2 <sup>nd</sup> Floor	<u>440</u>	<u>502</u>
3 <sup>rd</sup> Floor	<u>0</u>	<u>0</u>
4 <sup>th</sup> Floor	<u>0</u>	<u>0</u>
5 <sup>th</sup> Floor	<u>0</u>	<u>0</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>0</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>1528</u></b>	<b><u>1640</u></b>

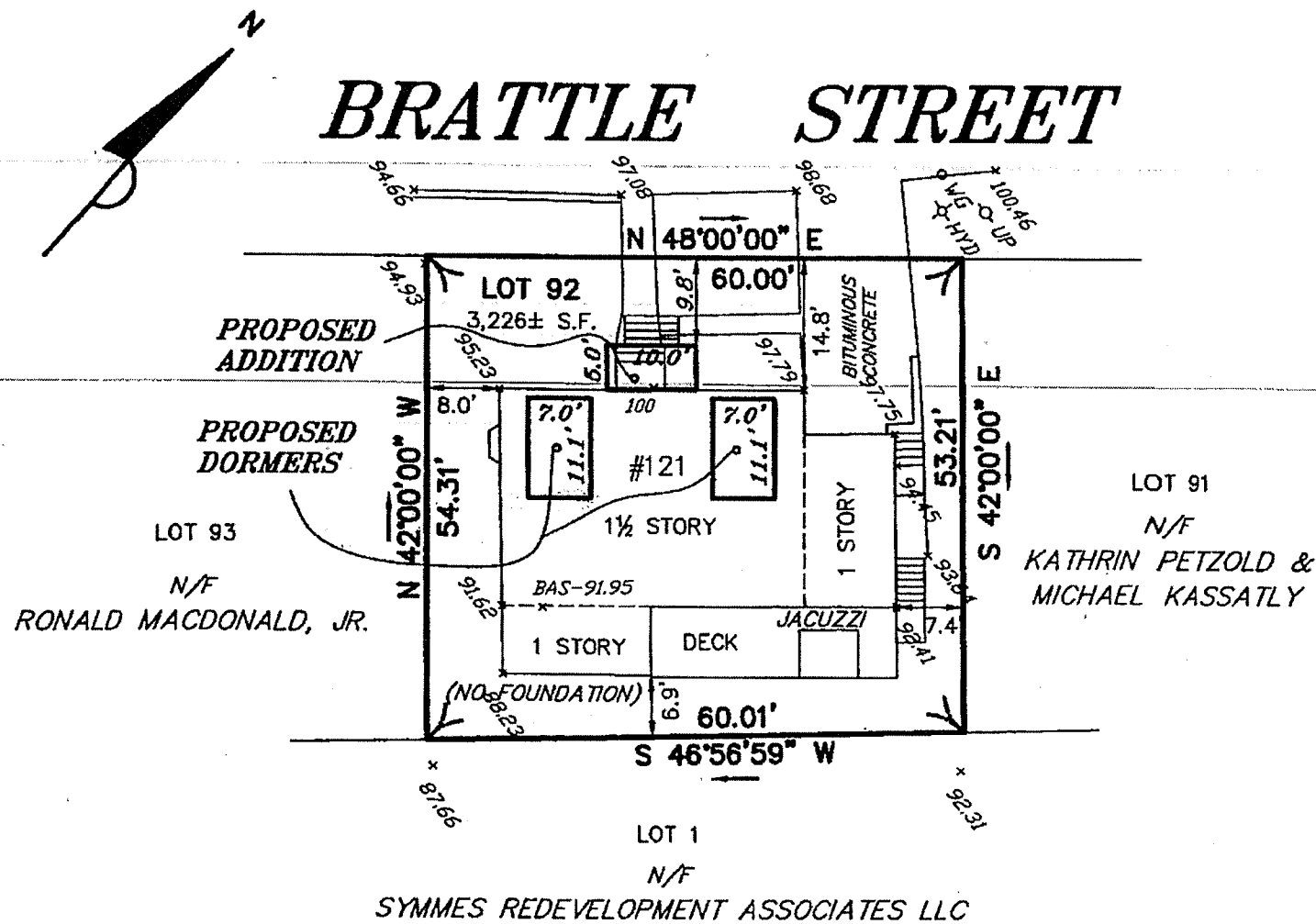
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<b><u>REQUIRED MINIMUM OPEN SPACE AREA</u></b>		
Landscaped Open Space (Sq. Ft.)	<u>387</u>	<u>387</u>
Landscaped Open Space (% of GFA)	<u>.12</u>	<u>.12</u>
Usable Open Space (Sq. Ft.)	<u>1290</u>	<u>1240</u>
Usable Open Space (% of GFA)	<u>.40</u>	<u>.385</u>

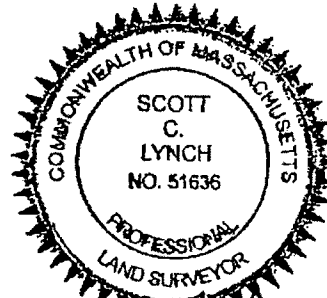
This worksheet applies to plans dated 05/05/2021 designed by GCD -Kneeland Construction

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

# BRATTLE STREET



I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.



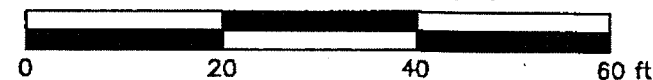
*Scott Lynch*  
SCOTT LYNCH, PLS DATE 6/8/2021

THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

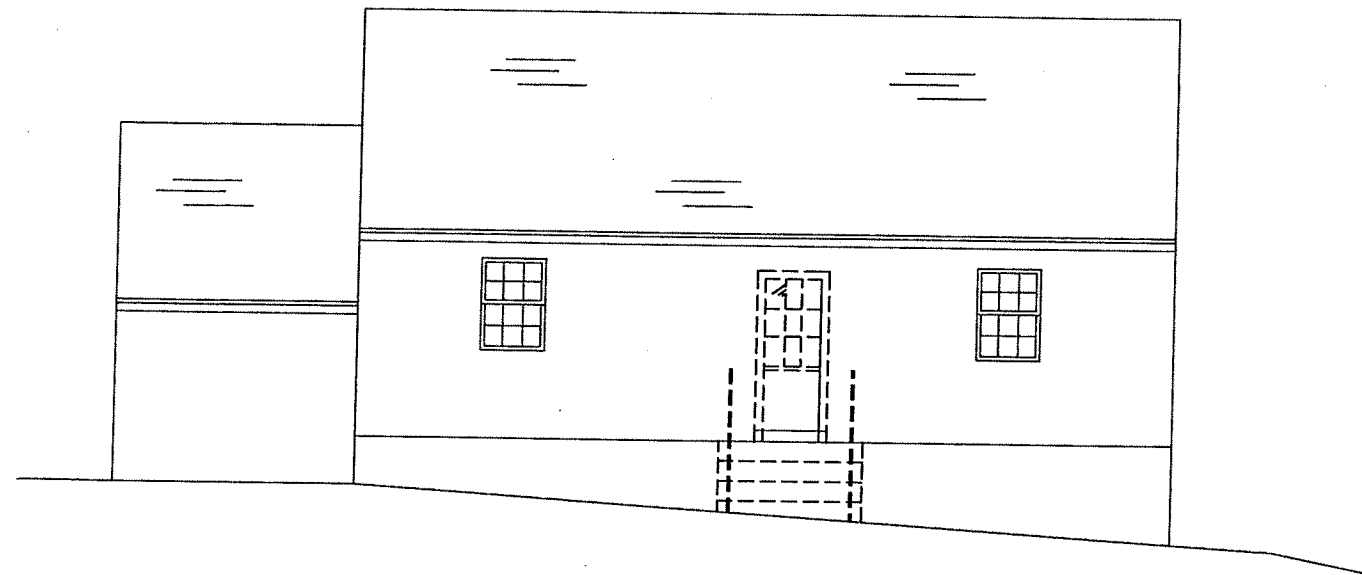
OWNER: SUSAN DRISCOLL

**PROPOSED PLOT PLAN**  
**#121 BRATTLE STREET**  
IN  
**ARLINGTON, MA**  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 6/8/2021



**ROBER SURVEY**  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
2768PP1.DWG



**EXISTING FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**EXISTING LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**PROPOSED FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**PROPOSED LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING  
METHOD PER ICR 2015 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING  
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

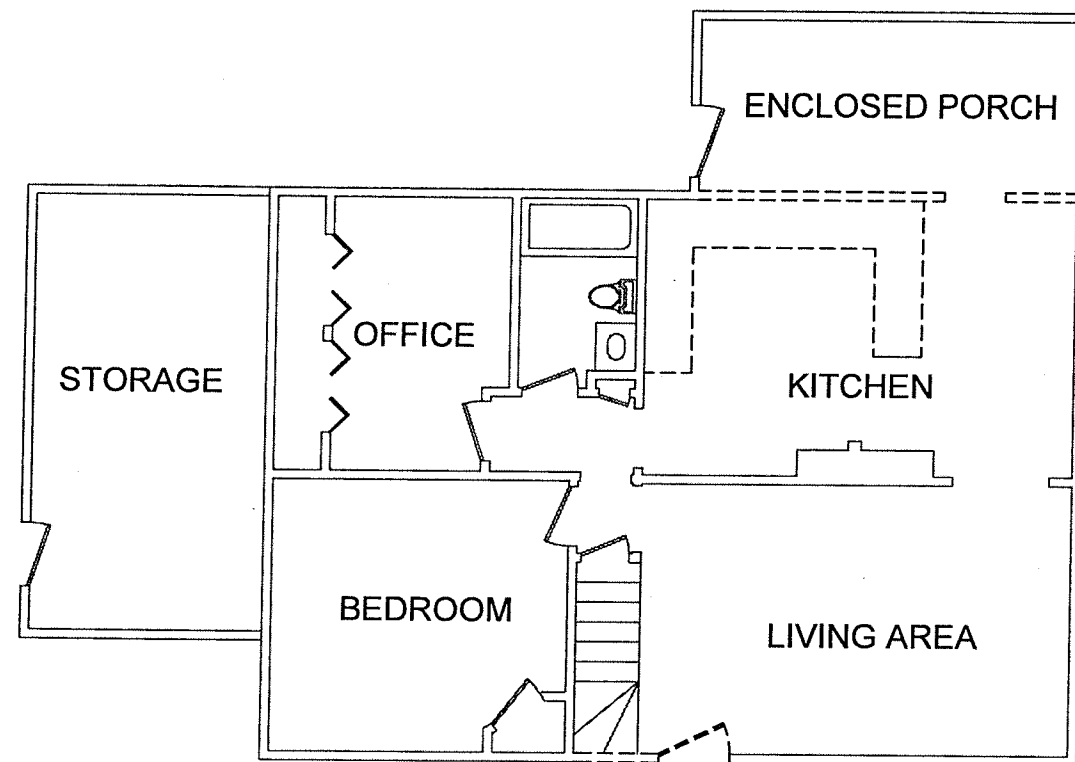
- (H) HEAT DETECTOR
- (SD) PHOTOELECTRIC SMOKE DETECTOR
- (CD) CO DETECTOR
- (CSD) COMBINATION DETECTOR

**LEGEND**  
— PROPOSED  
--- EXISTING  
-- DEMO

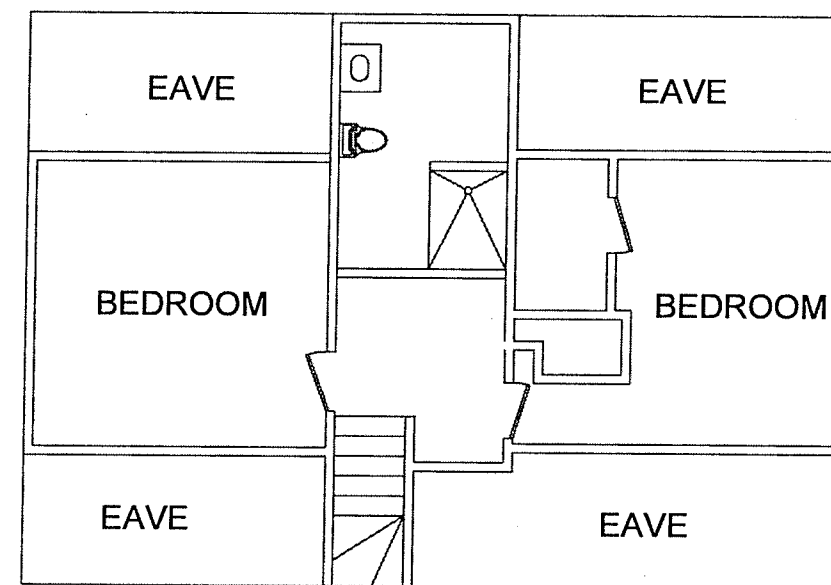
**WINDOW SCHEDULE**  
HARVEY

28310: RO 2'-10" x 4' 1-1/2"  
2032-2: RO 4' 2-1/4" x 4' 1-1/2"

KNEELAND CONSTRUCTION CORPORATION		REVISION	DATE	TITLE
407R MYSTIC AVE SUITE 34B				
MEDFORD, MA				
P: (781) 393-9899 F: (781) 393-0601				
DRISCOLL RESIDENCE		CHECKED BY: COD	DRAWN BY: GCD	SCALE: AS NOTED
121 BRATTLE ST.		TITLE		DATE: 5/5/21
ARLINGTON, MA		ARCHITECTURAL PLANS		SHEET NO.
				<b>A-01</b>



**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**EXISTING SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING  
METHOD PER ICR 2015 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING  
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

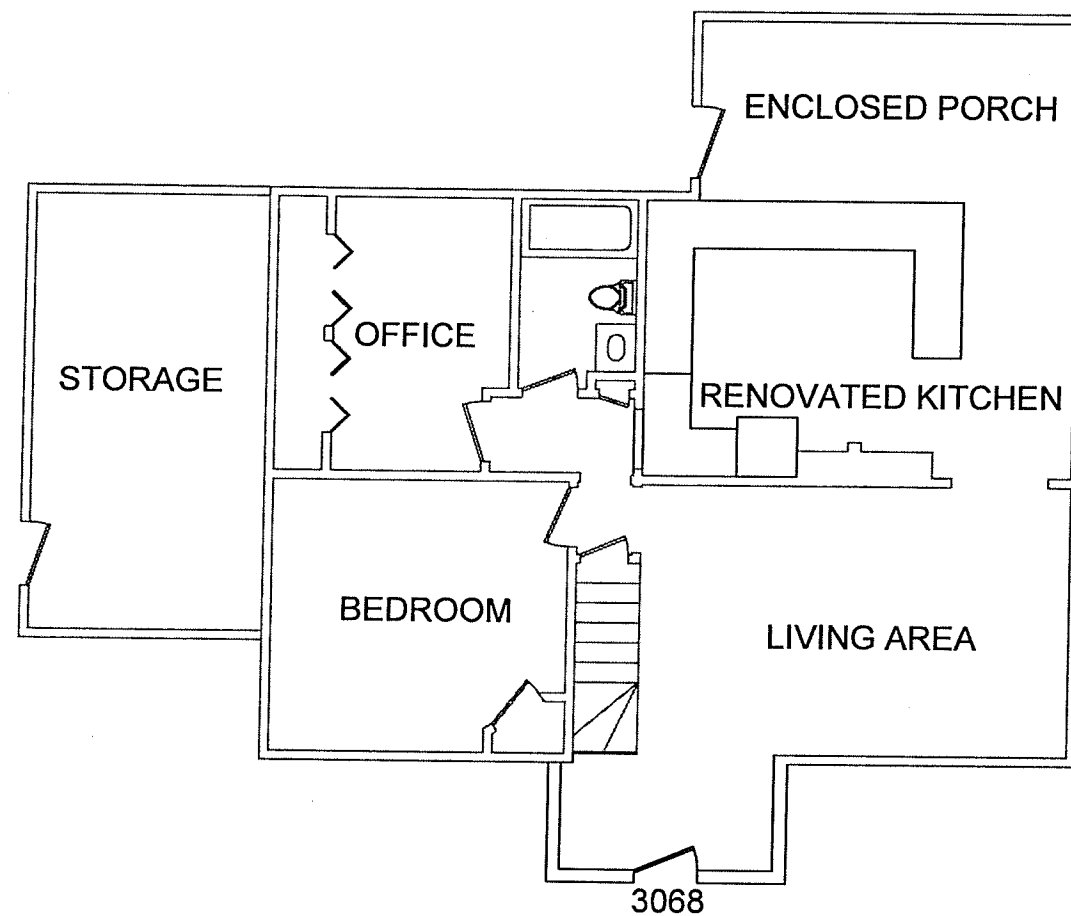
- (H) HEAT DETECTOR
- (SD) PHOTOELECTRIC SMOKE DETECTOR
- (CO) CO DETECTOR
- (CSO) COMBINATION DETECTOR

**LEGEND**  
— PROPOSED  
— EXISTING  
--- DEMO

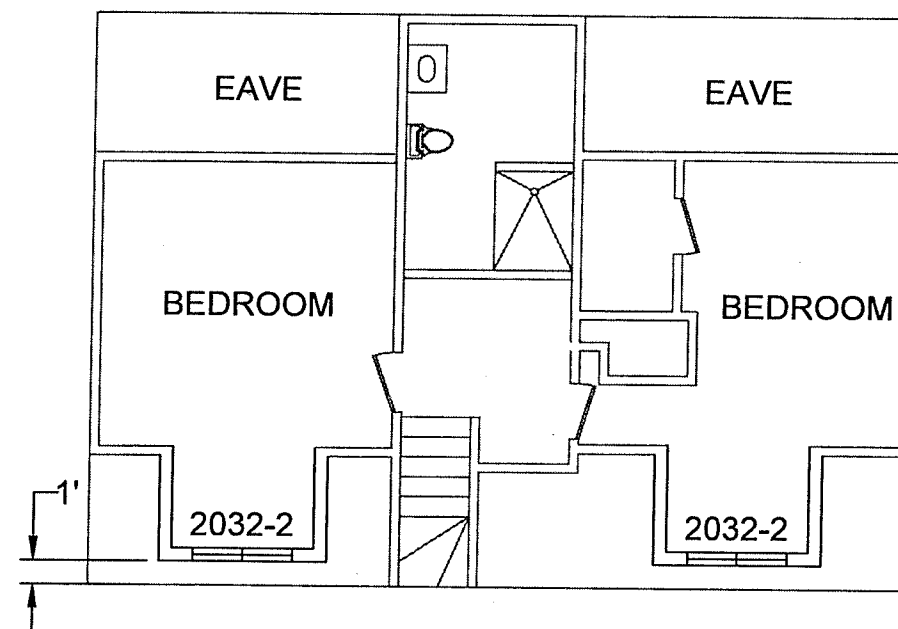
**WINDOW SCHEDULE**  
**HARVEY**

28310: RO 2'-10" x 4' 1-1/2"  
2032-2: RO 4' 2-1/4" x 4' 1-1/2"

KNEELAND CONSTRUCTION CORPORATION			REVISION	DATE	TITLE
407R MYSTIC AVE SUITE 34B					
MEDFORD, MA					
P: (781) 393-9899 F: (781) 393-0601					
DRISCOLL RESIDENCE			CHECKED BY: COD	DRAWN BY: GCD	SCALE: AS NOTED
121 BRATTLE ST.			TITLE		DATE: 5/5/21
ARLINGTON, MA			ARCHITECTURAL PLANS		SHEET NO.
					<b>A-02</b>



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING  
METHOD PER ICR 2015 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING  
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

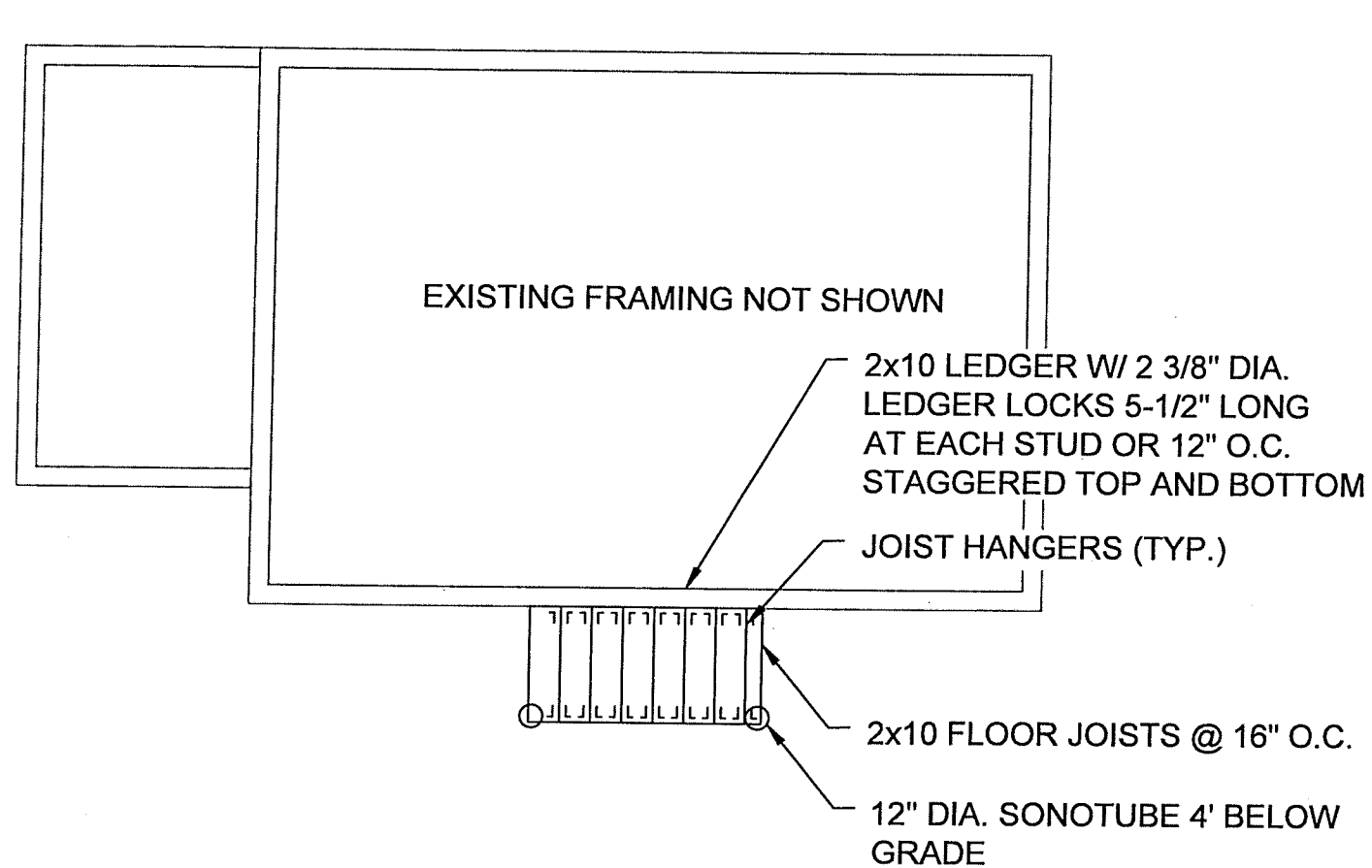
- (H) HEAT DETECTOR
- (SD) PHOTOELECTRIC SMOKE DETECTOR
- (CD) CO DETECTOR
- (SC) COMBINATION DETECTOR

**LEGEND**  
— PROPOSED  
— EXISTING  
-- DEMO

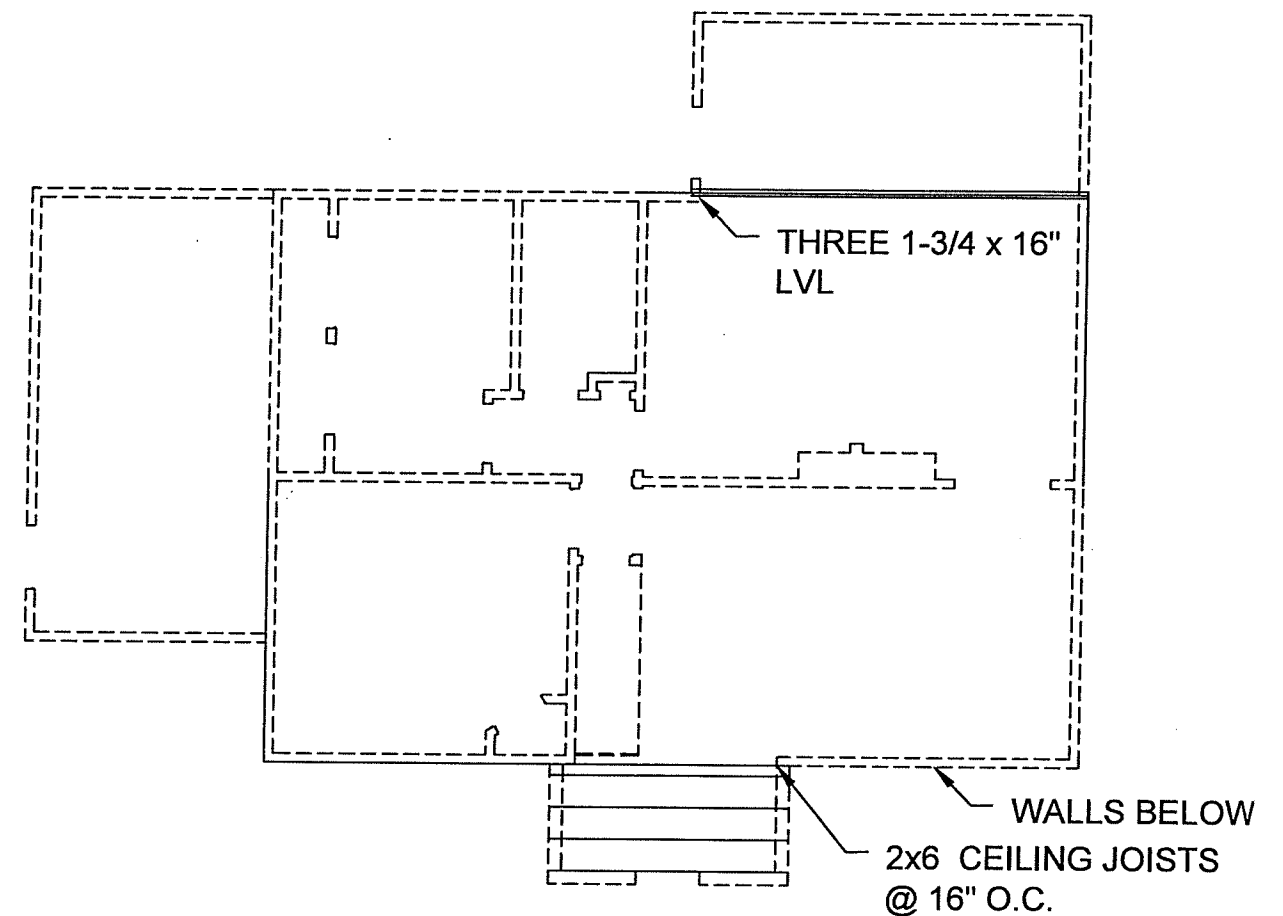
**WINDOW SCHEDULE  
HARVEY**

28310: RO 2'-10" x 4' 1-1/2"  
2032-2: RO 4' 2-1/4" x 4' 1-1/2"

KNEELAND CONSTRUCTION CORPORATION 407R MYSTIC AVE SUITE 34B MEDFORD, MA P: (781) 393-9899 F: (781) 393-0601			REVISION	DATE	TITLE
DRISCOLL RESIDENCE					
121 BRATTLE ST.					
ARLINGTON, MA					
ARCHITECTURAL PLANS			CHECKED BY: COD	DRAWN BY: GCD	SCALE: AS NOTED
			DATE: 5/5/21		SHEET NO.
					<b>A-03</b>



**PROPOSED FIRST FLOOR FRAMING PLAN**  
SCALE: 1/8"=1'-0"



**PROPOSED FIRST FLOOR CEILING FRAMING PLAN**  
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING  
METHOD PER ICR 2015 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING  
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

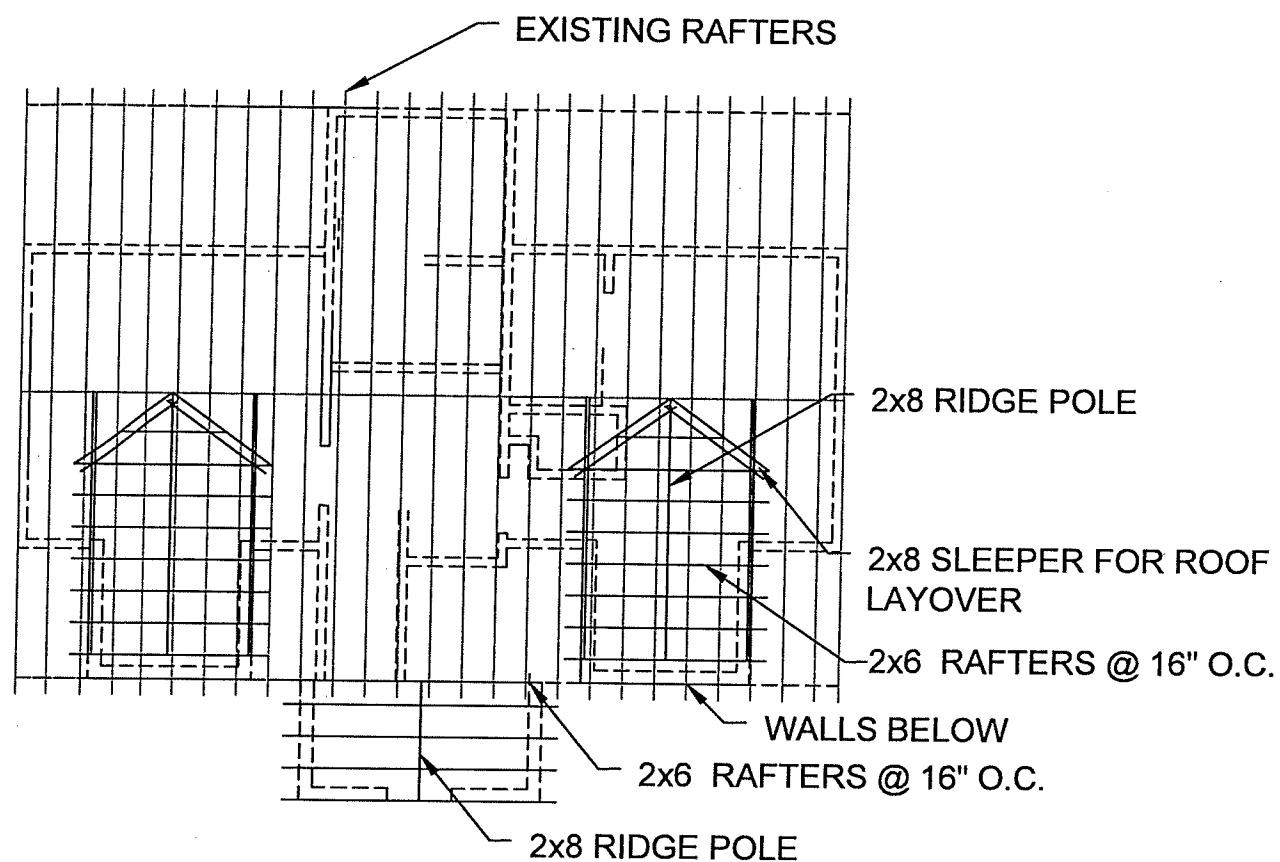
- Ⓜ HEAT DETECTOR
- Ⓢ PHOTOELECTRIC SMOKE DETECTOR
- Ⓢ CO DETECTOR
- Ⓢ COMBINATION DETECTOR

**LEGEND**  
— PROPOSED  
— EXISTING  
-- DEMO

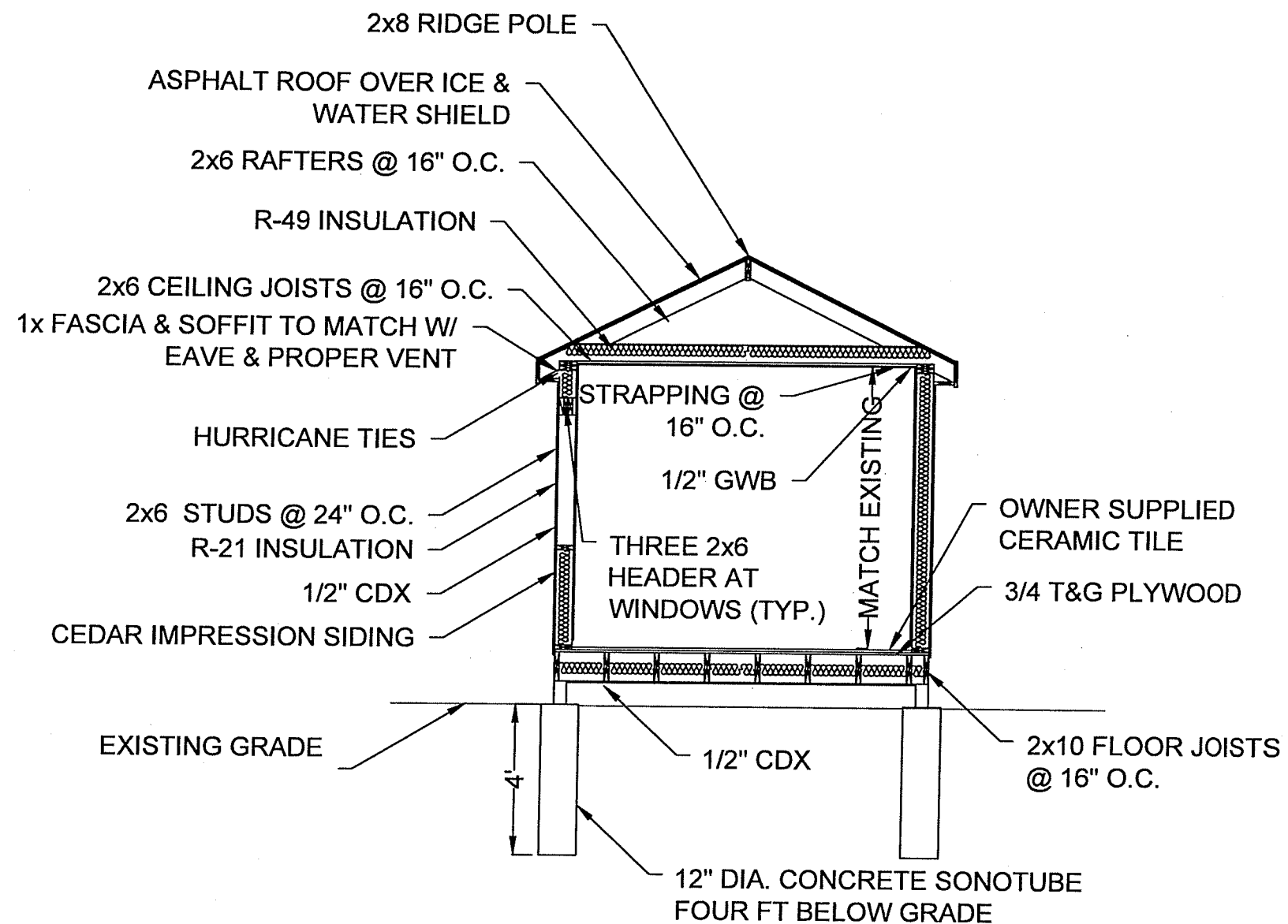
WINDOW SCHEDULE  
HARVEY

28310: RO 2'-10" x 4' 1-1/2"  
2032-2: RO 4' 2-1/4" x 4' 1-1/2"

<b>KNEELAND CONSTRUCTION CORPORATION</b> 407R MYSTIC AVE SUITE 34B MEDFORD, MA P: (781) 393-9899 F: (781) 393-0601	REVISION	DATE	TITLE
DRISCOLL RESIDENCE	CHECKED BY: COD		DRAWN BY: GCD
121 BRATTLE ST.	TITLE		DATE: 5/5/21
ARLINGTON, MA	ARCHITECTURAL PLANS		SHEET NO.
			<b>A-04</b>



**PROPOSED ROOF FRAMING PLAN**  
SCALE: 1/8"=1'-0"



**PROPOSED ROOF FRAMING PLAN**  
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING  
METHOD PER ICR 2015 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING  
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

- (H) HEAT DETECTOR
- (SD) PHOTOELECTRIC SMOKE DETECTOR
- (CD) CO DETECTOR
- (SCD) COMBINATION DETECTOR

**LEGEND**  
— PROPOSED  
--- EXISTING  
--- DEMO

WINDOW SCHEDULE  
HARVEY

28310: RO 2'-10" x 4' 1-1/2"  
2032-2: RO 4' 2-1/4" x 4' 1-1/2"

<b>KNEELAND CONSTRUCTION CORPORATION</b>  407R MYSTIC AVE SUITE 34B MEDFORD, MA  P: (781) 393-9899 F: (781) 393-0601	REVISION	DATE	TITLE	
<b>DRISCOLL RESIDENCE</b>  121 BRATTLE ST.  ARLINGTON, MA	CHECKED BY: COD		DRAWN BY: GCD	SCALE: AS NOTED
	TITLE			DATE: 5/5/21
	ARCHITECTURAL PLANS			SHEET NO.
				<b>A-05</b>